



**APPLICATION ACCEPTED:** April 8, 2014  
**PLANNING COMMISSION DECISION:** February 11, 2015  
**BOARD OF SUPERVISORS:** February 17, 2015  
October 20, 2015 @ 5:30 p.m.

## County of Fairfax, Virginia

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October 8, 2015

# CRD

**STAFF REPORT ADDENDUM #3**

**RZ 2014-MA-011 / SE 2014-MA-013**

**MASON DISTRICT**

<b>APPLICANT:</b>	Spectrum Development, LLC
<b>EXISTING ZONING:</b>	C-2, R-3, CRD, HC, SC
<b>PROPOSED ZONING</b>	C-6, CRD, HC, SC
<b>PARCEL(S):</b>	61-2 ((17)) (D) 1, 3, 4 and 5; 61-2 ((18)) 1, 2, 3, 4 and 5
<b>ACREAGE:</b>	2.72 acres
<b>FAR:</b>	0.22
<b>OPEN SPACE:</b>	15.6%
<b>PLAN MAP:</b>	Office, Residential @ 2-3 du/ac.
<b>SE CATEGORY:</b>	Category 5: drive through pharmacy and fast food restaurant(s) Category 6: Waivers and Modifications in a CRD
<b>PROPOSAL:</b>	Rezone from C-2 and R-3 to C-6 to allow for the development of an in-line retail shopping center plus a free-standing pharmacy with a total of 25,060 sq.ft. of gross floor area;

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Carmen Bishop, AICP

Special Exception approval to permit a drive-through pharmacy and fast food restaurant uses in the shopping center;

CRD waivers and modifications to allow a parking reduction of 20.0% (26 spaces)

### **STAFF RECOMMENDATIONS:**

Staff recommends denial of RZ 2014-MA-011, as proposed. If it is the Board's intent to approve RZ 2014-MA-011, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of SE 2014-MA-013, as proposed. If it is the Board's intent to approve SE 2014-MA-013, staff recommends that such approval be subject to the development conditions contained in Appendix 2.

### **Waivers and Modifications Requested:**

20 percent parking reduction as permitted in a Commercial Revitalization District (CRD) to allow 106 parking spaces instead of 132 (reduction of 26 spaces or 20 percent)

Waiver of the front yard setback requirement in the C-6 District per the CRD provisions to permit a 10-foot setback to Leesburg Pike, a 34-foot setback to Charles Street and a 2-foot setback to Washington Drive, where 40 feet is required.

Waiver of the minimum lot width standard in the C-6 District per the CRD provisions to allow 160 feet after the dedication of right-of-way along Charles Street where 200 feet is required.

Modification of the trail requirements along Leesburg Pike to permit an eight-foot wide paver walkway in accordance the Bailey's Crossroads streetscape standards in the Comprehensive Plan.

Modification of the transitional screening and barrier requirements along all or portions of the east, south and west property lines, in favor of the plantings and masonry walls shown on the GDP/SE Plat.

Waiver of the service drive requirement along Leesburg Pike in favor of the frontage improvements shown on GDP/SE Plat.

Modification of the loading space requirements to permit one loading area where three spaces are required.

Deviation from the tree preservation target of the Public Facilities Manual, in favor of the landscaping as shown on the GDP/SE Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

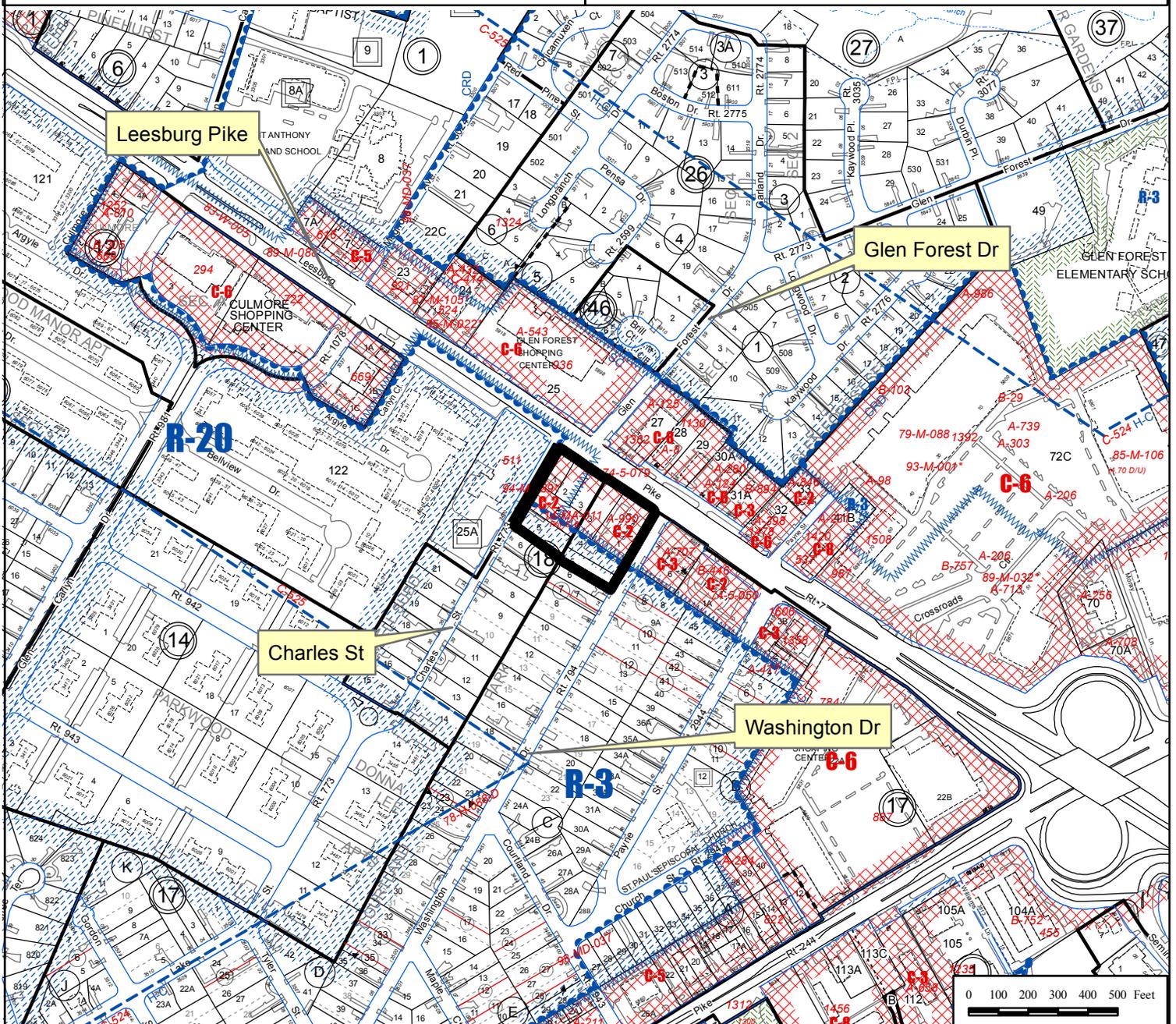
SE 2014-MA-013

Applicant: SPECTRUM DEVELOPMENT, LLC  
Accepted: 04/08/2014  
Proposed: DRIVE-THROUGH PHARMACY AND FAST FOOD RESTAURANT(S)  
Area: 2.72 AC OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 04-060404-0604  
Art 9 Group and Use: 5-36 5-11  
Located: 5885 LEESBURG PIKE, 3408 & 3410 WASHINGTON DRIVE AND 3425 & 3401 CHARLES STREET FALLS CHURCH, VA 22041  
Zoning: C- 6  
Plan Area: 1,  
Overlay Dist: CRD SC HC  
Map Ref Num: 061-2- /17/D /0001 /17/D /0003 /17/D /0004 /17/D /0005 /18/ /0001 /18/ /0002 /18/ /0003 /18/ /0004 /18/ /0005

# Rezoning Application

RZ 2014-MA-011

Applicant: SPECTRUM DEVELOPMENT, LLC  
Accepted: 04/08/2014  
Proposed: RETAIL, DRIVE-THROUGH PHARMACY AND FAST FOOD  
Area: 2.72 AC OF LAND; DISTRICT - MASON  
Zoning Dist Sect: SOUTH SIDE OF LEESBURG PIKE BETWEEN CHARLES STREET AND WASHINGTON DRIVE  
Zoning: FROM C- 2 TO C- 6  
Overlay Dist: CRD SC HC  
Map Ref Num: 061-2- /17/D /0001 /17/D /0003 /17/D /0004 /17/D /0005 /18/ /0001 /18/ /0002 /18/ /0003 /18/ /0004 /18/ /0005



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# THE SHOPS AT BAILEY'S CROSSROADS

## MASON DISTRICT, FAIRFAX COUNTY GENERALIZED DEVELOPMENT PLAN

### NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE ZONING (PZ) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 612 (0B) 15, 612 (0) 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### WAIVERS/MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE FRONT YARD SETBACK IS REQUESTED ALONG LEESBURG PIKE. CHARLES STREET AND WASHINGTON DRIVE FOR THE FAIRFAX COUNTY COMPREHENSIVE PLANNING STRATEGIC PLAN. SEVEN CORNERS COMMUNITY BUSINESS CENTER.
2. THE PROPOSED PHARMACY BUILDING IS REQUESTED TO BE CONSIDERED AS A COMMERCIAL BUILDING FOR THE PURPOSES OF THE ZONING ORDINANCE.
3. A MODIFICATION OF THE LOT WIDTH REQUIREMENT TO 160 FEET IS REQUESTED DUE TO THE RESERVATION FOR THE RELOCATION OF CHARLES STREET AND AS ALLOWED IN THE COMMERCIAL REVITALIZATION DISTRICT ORDINANCE.
4. A MODIFICATION OF THE MINIMUM FRONT SETBACK REQUIREMENT FROM 10 FEET TO 5 FEET IS REQUESTED FOR THE PHARMACY BUILDING.
5. A LANDSCAPE BUFFER REDUCTION IS REQUESTED AS ALLOWED IN THE ORDINANCE FROM THE COVERED FOOT TYPE II TRANSITIONAL SCREENING BUFFER TO A BUFFER REDUCTION OF 5 FEET. THE BUFFER REDUCTION IS REQUESTED FOR THE PHARMACY BUILDING.
6. A MODIFICATION OF THE MINIMUM FRONT SETBACK REQUIREMENT FROM 10 FEET TO 5 FEET IS REQUESTED FOR THE PHARMACY BUILDING.
7. A 20% REDUCTION IN MAXIMUM ALLOWED SIGN AREA IS REQUESTED AS ALLOWED IN SECTION 14.09.01A OF THE BAILEY'S CROSSROADS/SEVEN CORNERS COMMUNITY BUSINESS CENTER GENERALIZED DEVELOPMENT PLAN.
8. A MODIFICATION OF THE MINIMUM FRONT SETBACK REQUIREMENT FROM 10 FEET TO 5 FEET IS REQUESTED FOR THE PHARMACY BUILDING.
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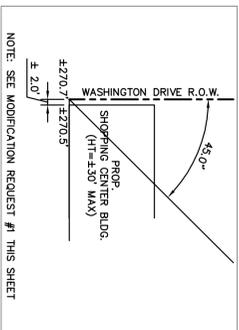
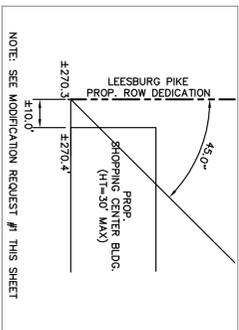
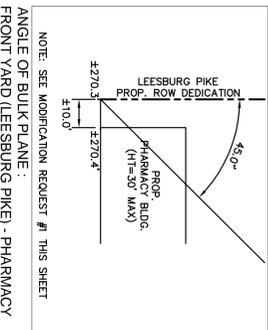
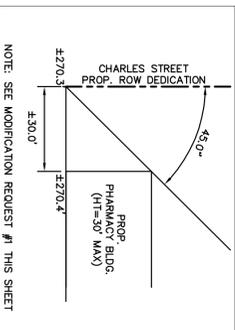
### ZONING TABULATIONS

EXISTING ZONING:	C-3 (LIMITED OFFICE DISTRICT) - 1.89 AC R-3 (RESIDENTIAL 3 DU/AC) - 0.83 AC	PROVIDED
PROPOSED ZONING:	C-6 (COMMUNITY RETAIL / COMMERCIAL DISTRICT)	
OVERLAY DISTRICTS:	HIGHWAY OVERLAY DISTRICT SIGN CONTROL DISTRICT	
SITE AREA	BAILEY'S CROSSROADS / SEVEN CORNERS COMMERCIAL REVITALIZATION DISTRICT ± 118,524 SQ. FT. (± 2.72 AC)	
MIN. LOT AREA	40,000 SQ. FT.	± 118,524 SQ. FT.
MIN. LOT WIDTH	200 FT.	REQUESTED 160 FT. MIN SEE MODIFICATION #3
MAX. BLDG HEIGHT	40 FT.	30 FT.
MIN. YARD		10 FT. ALONG LEESBURG PIKE (PROPOSED SIGN) 2 FT. ALONG CHARLES STREET (EXISTING R.O.W.) 30 FT. ALONG CHARLES STREET (PROPOSED R.O.W.)
FRONT	45 DEGREE ANGLE OF BULK PLANE (NOT LESS THAN 40 FT)	
SIZE	NONE	NONE
REAR	20 FT.	± 70 FT.
MAX FLOOR AREA RATIO *	0.40	0.22
MAX GROSS FLOOR AREA *	42,046 SQ. FT.	25,060 SQ. FT.
OPEN SPACE	15%	15.6%
TREE COVER	10%	SEE SHEET 4A
INTERIOR PARKING LOT LANDSCAPING	5%	SEE SHEET 4A
* SITE AREA BASED ON AREA PRIOR TO ANY R.O.W. DEDICATION (± 118,524 SF). POST-DEDICATION SITE AREA IS ± 103,029 SF.		

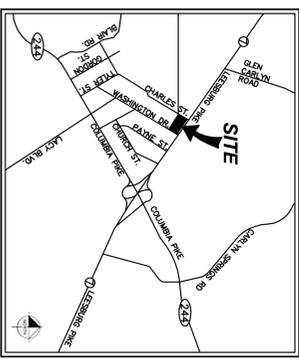
### PARKING TABULATIONS - OVERALL

USE RATE	MAX BUILDING SIZE	REQUIRED	PROVIDED
SHOPPING CENTER 4.3 / 1,000 SF OF GFA	10,780 SQ. FT.	47 SPACES	
PHARMACY 5 / 1,000 SF OF GFA 6 / 1,000 FOR ADDITIONAL SQUARE FOOTAGE	14,280 SQ. FT.	85 SPACES	(INCLUDES 8 HANDICAPPED)
DRIVE THRU STACKING 5 CARS	N/A	5 CARS	5 CARS
TOTAL PARKING REQUIRED		132 SPACES REQUIRED	
COMMERCIAL REVITALIZATION DISTRICT PARKING REDUCTION REQUESTED (SEE MODIFICATION/WAIVER REQUEST #7)		20.0% REDUCTION REQUESTED (REDUCTION OF 26 SPACES)	
TOTAL PARKING REQUIRED AFTER REDUCTION		106 SPACES REQUIRED	
TOTAL PARKING PROVIDED		112 SPACES PROVIDED**	
** 6 PARKING SPACES TO BE PROVIDED WITHIN PROPOSED PHARMACY BUILDING. PHARMACY BUILDING SHALL BE ELIMINATED, THE BUFFER SHALL BE ELIMINATED, THE BUFFER SHALL BE ELIMINATED AND 106 SPACES WILL BE PROVIDED.			

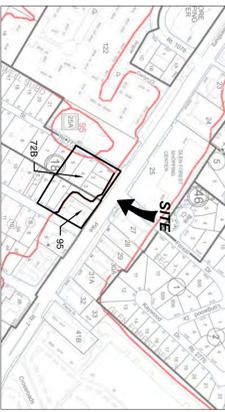
### ANGLE OF BULK PLANE DIAGRAMS



### VICINITY MAP



### SOILS MAP



### SOILS DATA TABLE

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	SLOPE STABILITY	PERGON POTENTIAL	GEOTECH REPORT RECD	PROBLEM CLASS
72B	KINGSTOWN- SASSAFRAS- HICKSOD COMPLEX	FAIR-P	MARGINAL -P-S	N/A	LOW	YES-3	MB
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A	MB

SOIL INFORMATION WAS TAKEN FROM FAIRFAX COUNTY SOILS MAP AND DISCREPANCY INFORMATION FROM THE SOILS IN FAIRFAX COUNTY (REVISED 2011).

### SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLANNING PLAN, EXISTING VEGETATION PLAN
3. GENERALIZED DEVELOPMENT PLAN
- 4A. LANDSCAPE CALCULATIONS
5. CHARLES STREET CONCEPTUAL ALIGNMENTS
- 5A. LEESBURG PIKE STREET SECTIONS & SITE DIMENSIONS
7. LANDSCAPE AMENITY AREAS & PRESERVATIVES
8. VEHICULAR CIRCULATION PLAN
9. PRELIMINARY SIGNAL AND OUTFALL ANALYSIS
10. SPECIAL EXCEPTIONS PLAN - DRIVE THRU & FAST FOOD USE

## COVER SHEET THE SHOPS AT BAILEY'S CROSSROADS

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SHEET NUMBER  
1 OF 10



NO.	REVISIONS	DATE
1	ADDRESSED COUNTY COMMENTS	07/03/2014
2	ADDRESSED COUNTY COMMENTS	09/12/2014
3	ADDRESSED COUNTY COMMENTS	11/14/2014
4	ADDRESSED COUNTY COMMENTS	12/17/2014
5	ADDRESSED COUNTY COMMENTS	12/31/2014
6	ADDRESSED COUNTY COMMENTS	01/12/2015
7	ADDRESSED COUNTY COMMENTS	01/20/2015
8	ADDRESSED COUNTY COMMENTS	01/28/2015
9	DRIVE - THRU REVISION	05/28/2015
10	ADDRESSED COUNTY COMMENTS	08/03/2015
11	ADDRESSED COUNTY COMMENTS	09/08/2015
12	SHOPPING CENTER BUILDING REVISION	10/01/2015

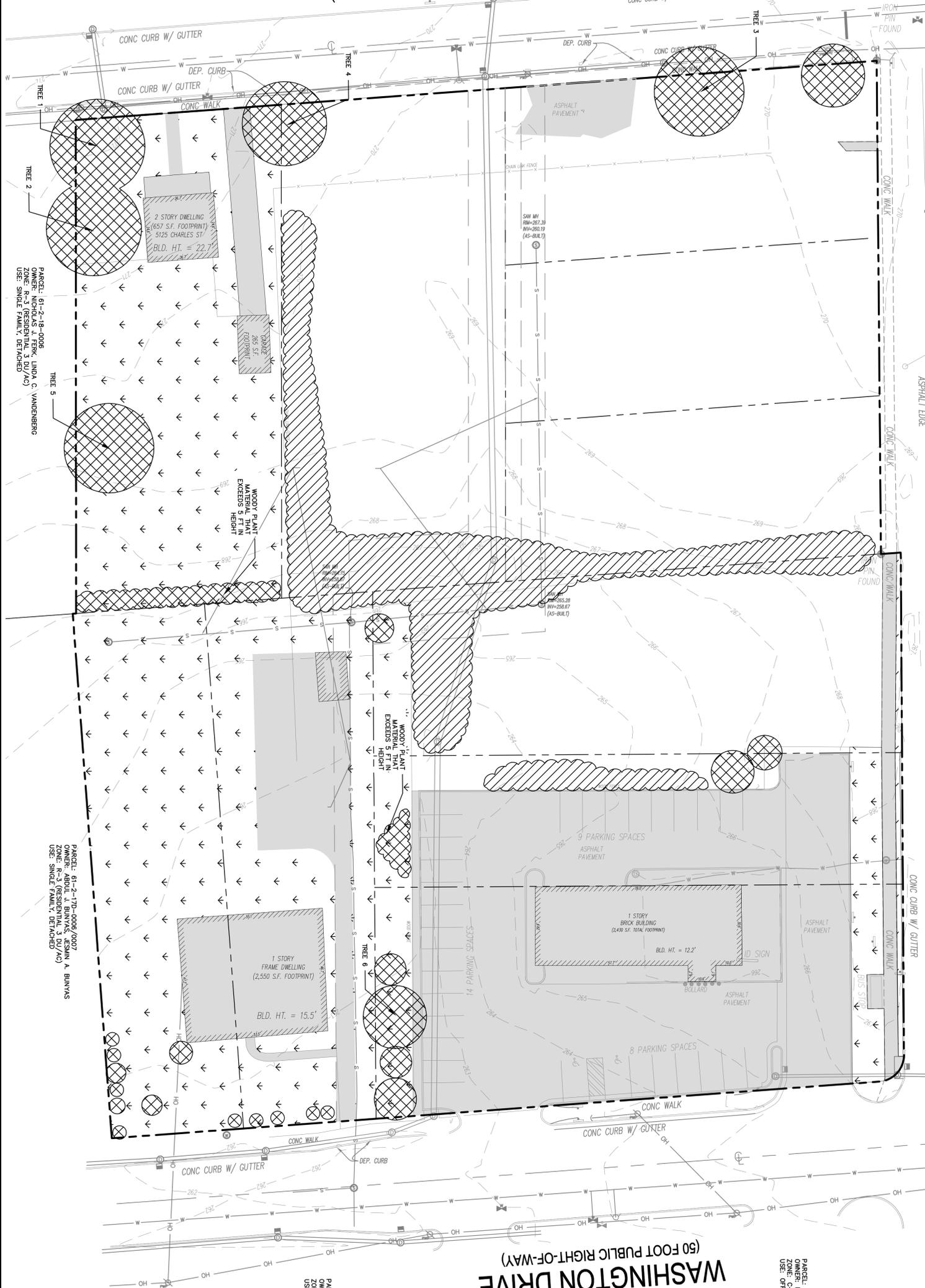
**Kimley»Horn**

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# CHARLES STREET - ROUTE 773

(40' WIDE PUBLIC RIGHT-OF-WAY)  
(25MPH POSTED SPEED)



EXISTING VEGETATION SUMMARY					
SYMBOL	COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE	COMMENTS
[Symbol]	OPEN FIELD	MEDIUM GRASSES AND WINES	FAIR	1.08 ac	COVER TYPE CONSISTS PRIMARILY OF MEDIUM GRASSES AND WINES AND COVER TYPE CONSISTS OF REVEALED COMMERCIAL BUILDING AND PARKING LOT, RESIDENTIAL HOMES AND PARKING LOT, DRIVEWAY ON VACANT PLOT.
[Symbol]	DEVELOPED LAND	N/A	GOOD	.69 ac	COVER TYPE CONSISTS OF RESIDENTIAL LOT LAWNS AND LANDSCAPING.
[Symbol]	MAINTAINED GRASSLANDS	MANICURED LAWNS, DOMESTIC PLANTINGS	FAIR - GOOD	.66 ac	COVER TYPE CONSISTS PRIMARILY OF SMALL TREES WITH A DBH OF 4.6" AND A HEIGHT OF 10-15'. INVASIVE SPECIES PRESENT.
[Symbol]	BOTTOMLAND FOREST	PRIMARILY SYCAMORE (PLATANUS OCCIDENTALIS), ELM (ULMUS SP.), CHERRY (PRUNUS SP.)	FAIR	.18 ac	TREES WITH A DBH GREATER THAN 12" ARE DESCRIBED IN THE TREE INVENTORY AND CONDITION ANALYSIS TABLE.
[Symbol]	LANDSCAPED TREE CANOPY	PRIMARILY NORTHERN CATALPA (CATALPA SPECIOSA), ACER NEGUNDO (ACER NEGUNDO), CARPE MYRTLE (ANONYSTOLIA THALIA SP.)	GOOD	.10 ac	TREES WITH A DBH GREATER THAN 12" ARE DESCRIBED IN THE TREE INVENTORY AND CONDITION ANALYSIS TABLE.
[Symbol]	DOMESTIC LANDSCAPE SHRUBS		GOOD	.02 ac	WOODY PLANT MATERIAL THAT EXCEEDS 5 FT IN HEIGHT AT TIME OF INVENTORY
TOTAL ACREAGE:				2.72 ac	

TREE INVENTORY AND CONDITION ANALYSIS					
NUMBER	SPECIES	DIAMETER AT BREAST HEIGHT (DBH)	CANOPY COVER COUNTED	CONDITION	COMMENTS
TREE 1	NORTHERN CATALPA / CATALPA SPECIOSA	22" DBH	793 SF	GOOD	TREE NOT TO BE PRESERVED. NORTHERN CATALPA IS PROHIBITED AFTER PRESERVATION OF FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL, AND CONSTRUCTION WOULD OCCUR WITHIN THE TREES' CANOPY.
TREE 2	NORTHERN CATALPA / CATALPA SPECIOSA	24" DBH	793 SF	GOOD	TREE NOT TO BE PRESERVED. NORTHERN CATALPA IS PROHIBITED AFTER PRESERVATION OF FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL, AND CONSTRUCTION WOULD OCCUR WITHIN THE TREES' CANOPY.
TREE 3	BOX ELDER / ACER NEGUNDO	20" DBH	NO CANOPY COVERAGE ALTHOUGH	POOR	LOCATED UNDER OVERHEAD WIRES. ALL SCAFFOLD BRANCHES HEAVILY PRUNED. CANOPY COVER COULD BE MAINTAINED TO ACTUAL COVER. NO STRUCTURAL AND HEALTH CONDITION OF TREE.
TREE 4	HOLLY / ILEX SP.	16" DBH	500 SF	GOOD	
TREE 5	PINE / PINUS SP.	18" DBH	500 SF	UNKNOWN	LOCATED IN UNDESIRABLE RESIDENTIAL PROPERTY BACK YARD LOCATION AND DBH APPROXIMATE.
TREE 6	HOLLY / ILEX SP.	12" DBH	500 SF	GOOD	TWO HEADED - AT TRUNK ONE STEM MEASURED AT 12" DBH AND OTHER AT 16"

EXISTING TREE CANOPY			
CATEGORY	CANOPY COVER COUNTED	METHOD CALCULATED	EXISTING SQUARE FOOTAGE ON SITE
TREES WITH DBH > 12	3000 SF	CANOPY COVERAGE BASED ON TREE TYPE AND DBH (SEE TREE INVENTORY TABLE)	12716 SF
TREES WITH DBH < 12	1266 SF	CANOPY COVERAGE BASED ON APPROXIMATE TREE CANOPY SQUARE FOOTAGE	
WOODY PLANTS THAT EXCEED 5 FT IN HEIGHT	775 SF	SQUARE FOOTAGE BASED ON APPROXIMATE AREA OF COVER	
BOTTOMLAND FOREST	7676 SF	CANOPY COVERAGE FOR BOTTOMLAND FOREST CALCULATED BASED ON SQUARE FOOTAGE OF THE COVER TYPE	
EXISTING SQUARE FOOTAGE ON SITE : 12716 SF			



# EXISTING VEGETATION PLAN

## THE SHOPS AT BAILEY'S CROSSROADS

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA



KHA PROJECT #110374001	1	ADDRESSED COUNTY COMMENTS	07/03/2014
DATE 10/01/2015	2	ADDRESSED COUNTY COMMENTS	09/11/2014
SCALE	3	ADDRESSED COUNTY COMMENTS	11/14/2014
DESIGNED BY KHA	4	ADDRESSED COUNTY COMMENTS	12/17/2014
DRAWN BY JUN	5	ADDRESSED COUNTY COMMENTS	12/31/2014
CHECKED BY GED	6	ADDRESSED COUNTY COMMENTS	01/12/2015
	7	ADDRESSED COUNTY COMMENTS	01/29/2015
	8	ADDRESSED COUNTY COMMENTS	01/29/2015
	9	DRIVE - THRU REVISION	05/28/2015
	10	ADDRESSED COUNTY COMMENTS	08/03/2015
	11	ADDRESSED COUNTY COMMENTS	09/08/2015
	12	SHOPPING CENTER BUILDING REVISION	10/01/2015
No.		REVISIONS	DATE

**Kimley-Horn**

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PHONE: 630-487-5550 FAX: 312-726-9449  
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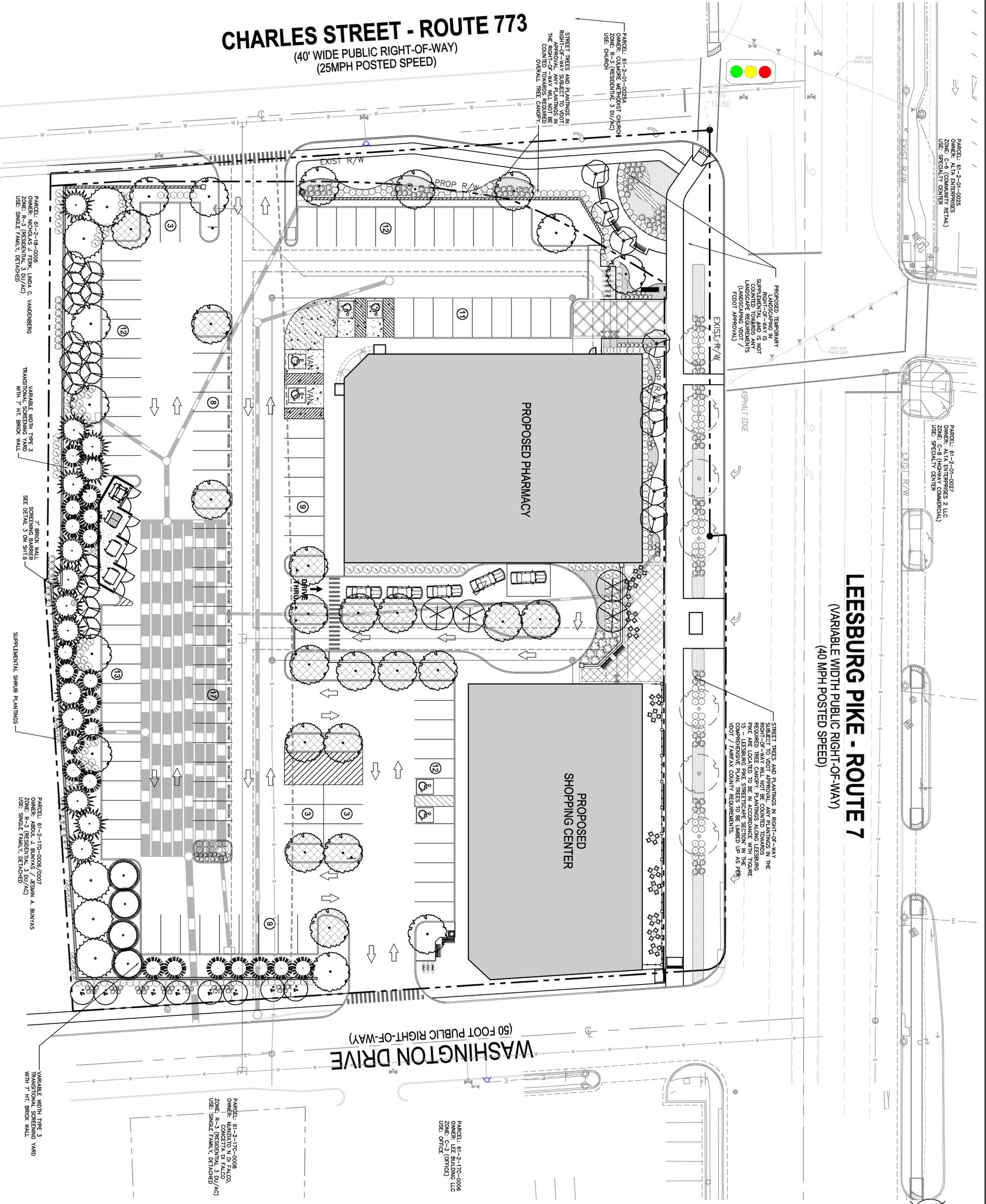


# CHARLES STREET - ROUTE 773

(40' WIDE PUBLIC RIGHT-OF-WAY)  
(25MPH POSTED SPEED)

# LEESBURG PIKE - ROUTE 7

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
(40 MPH POSTED SPEED)



	- CATEGORY I DECIDUOUS TREE
	- CATEGORY II DECIDUOUS TREE
	- CATEGORY III DECIDUOUS TREE
	- CATEGORY I EVERGREEN TREE
	- CATEGORY II EVERGREEN TREE
	- CATEGORY III EVERGREEN TREE
	- CATEGORY I EVERGREEN TREE
	- CATEGORY II EVERGREEN TREE
	- CATEGORY III EVERGREEN TREE
	- STREET TREE
	- INTERIOR PARKING LOT TREE
	- ORNAMENTAL GRASSES / PERENNIALS
	- RETENTION PLANTINGS
	- SHRUBS

\*PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAY ARE SUBJECT TO VOTING APPROVAL AND WILL NOT BE COUNTED TOWARDS ANY LANDSCAPE REQUIREMENTS\*

PARCEL: 61-2-170-0005  
OWNER: ADAM I. STEINER / LIC. NO. 12387  
ZONE: C-3 (OFFICE)  
USE: OFFICE

PARCEL: 61-2-170-0008  
OWNER: NUNZIATO N D FALCO,  
CONGENTA DI FALCO,  
/AC)  
ZONE: R-3 (RESIDENTIAL 3 DU/AC)  
USE: SINGLE FAMILY, DETACHED

PARCEL: 61-2-170-0007  
OWNER: ABULL J BUNYAS / JESUNA A BUNYAS  
ZONE: R-3 (RESIDENTIAL 3 DU/AC)  
USE: SINGLE FAMILY, DETACHED

PARCEL: 61-2-148-0008  
OWNER: NICHOLAS LINDA C VANDERBERG  
ZONE: R-3 (RESIDENTIAL 3 DU/AC)  
USE: SINGLE FAMILY, DETACHED

PARCEL: 61-2-01-0025A  
OWNER: CLAUDE METHUEN CHURCH  
ZONE: R-3 (RESIDENTIAL 3 DU/AC)  
USE: CHURCH

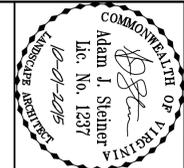
PARCEL: 61-2-01-0025  
OWNER: ALTA ENTERPRISES  
ZONE: C-6 (COMMUNITY RETAIL)  
USE: SPECIALTY CENTER

PARCEL: 61-2-01-0027  
OWNER: ALTA ENTERPRISES 2 LLC  
ZONE: C-8 (HIGHWAY COMMERCIAL)  
USE: SPECIALTY CENTER

STREET TREES AND PLANTINGS IN RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL. ANY PLANTINGS IN THE RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL. ANY PLANTINGS IN THE RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL. ANY PLANTINGS IN THE RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL.

PROPOSED TEMPORARY RIGHT-OF-WAY IS SUPPLEMENTAL AND IS NOT COUNTED TOWARDS ANY LANDSCAPING FOOTPRINT (FOOT APPROVAL)

STREET TREES AND PLANTINGS IN RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL. ANY PLANTINGS IN THE RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL. ANY PLANTINGS IN THE RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL. ANY PLANTINGS IN THE RIGHT-OF-WAY SUBJECT TO VOTING APPROVAL.

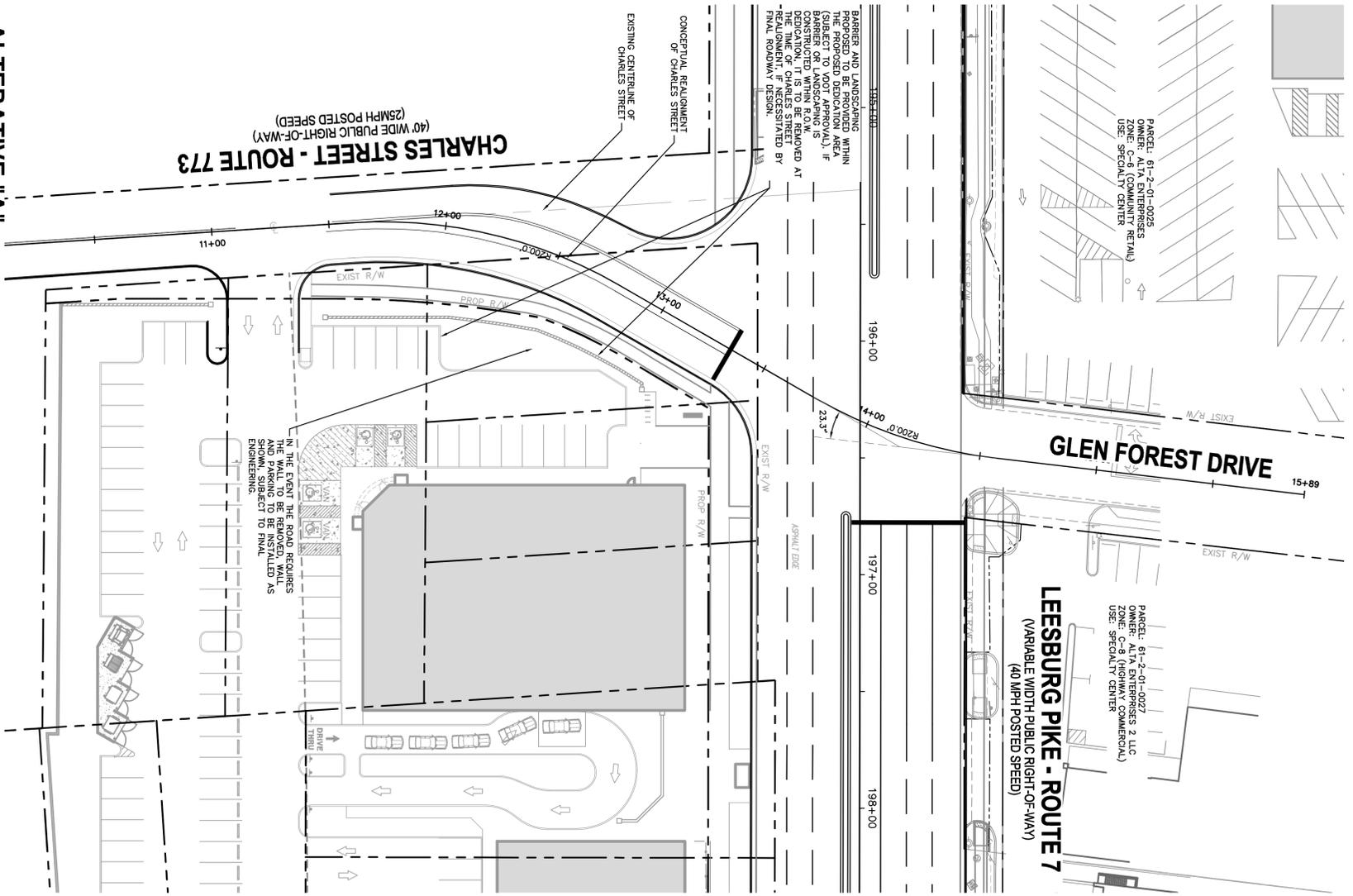


KHA PROJECT #110374001	DATE 10/01/2015	SCALE
DESIGNED BY KHA	DRAWN BY JUN	CHECKED BY AJS
1	ADDRESSED COUNTY COMMENTS	07/03/2014
2	ADDRESSED COUNTY COMMENTS	09/11/2014
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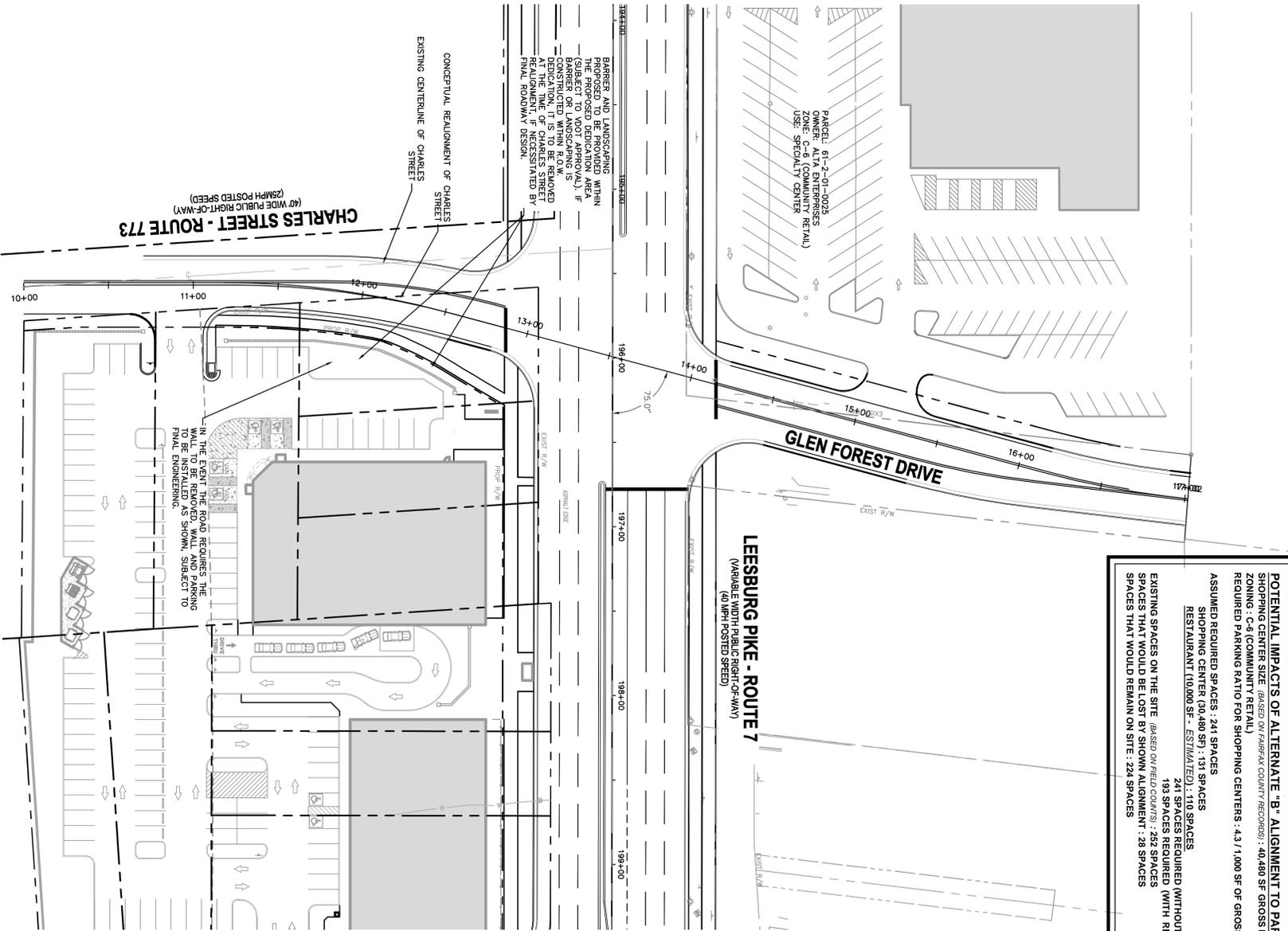


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**ALTERNATIVE "A" -**  
**CONCEPTUAL REALIGNMENT OF CHARLES STREET WITH GLEN FOREST DRIVE -**  
**ASSUMES ALL RIGHT-OF-WAY FOR ALIGNMENT TO BE PROVIDED ALONG CHARLES STREET**

NOTE: THIS PLAN IS INTENDED ONLY TO SHOW THAT THE PROPOSED ROW DEDICATION IS ADEQUATE FOR THE FUTURE REALIGNMENT OF CHARLES STREET WITH GLEN FOREST DRIVE AS PER VDOT PLAN #0007-29-117. NO REALIGNMENT OF CHARLES STREET IS PROPOSED WITH THIS PLAN.



**ALTERNATE "B" :**  
**CONCEPTUAL REALIGNMENT OF CHARLES STREET WITH GLEN FOREST DRIVE -**  
**ASSUMES RIGHT-OF-WAY FOR ALIGNMENT TO BE PROVIDED ALONG BOTH GLEN FOREST DRIVE AND CHARLES STREET**

NOTE: THIS PLAN IS INTENDED ONLY TO SHOW A POTENTIAL SOLUTION FOR THE REALIGNMENT OF CHARLES STREET AND GLEN FOREST DRIVE. NO REALIGNMENT OF CHARLES STREET OR GLEN FOREST DRIVE IS PROPOSED WITH THIS PLAN. PARKING CALCULATIONS FOR PARCEL 61-2-01-0023 ARE PRELIMINARY, BASED ON ZONING ORDINANCE REQUIREMENTS, AND FOR GENERAL INFORMATION PURPOSES ONLY.

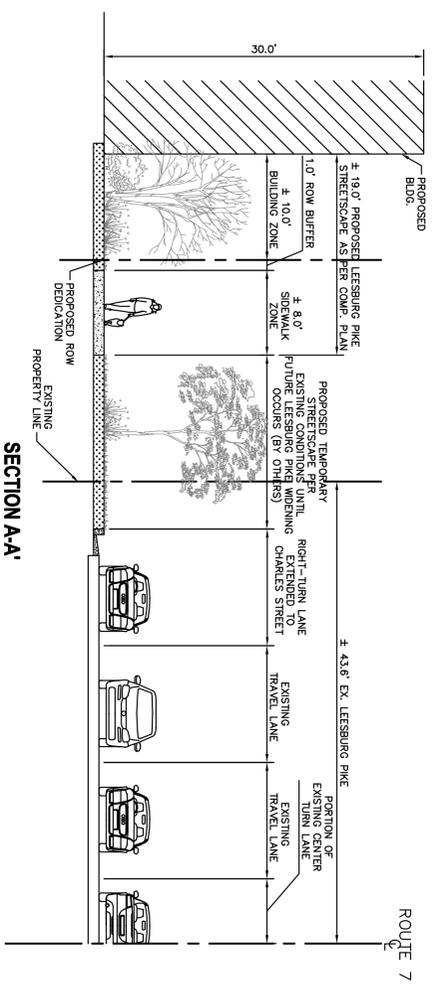


**POTENTIAL IMPACTS OF ALTERNATE "B" ALIGNMENT TO PARKING ON PARCEL 61-2-01-0023:**  
 SHOPPING CENTER SIZE (BASED ON FAIRFAX COUNTY RECORDS) : 40,480 SF GROSS FLOOR AREA  
 ZONING : C-6 (COMMUNITY RETAIL)  
 REQUIRED PARKING RATIO FOR SHOPPING CENTERS : 4.3 / 1,000 SF OF GROSS FLOOR AREA  
 ASSUMED REQUIRED SPACES : 241 SPACES  
 SHOPPING CENTER (30,480 SF) : 131 SPACES  
 RESTAURANT (10,000 SF - ESTIMATED) : 110 SPACES  
 241 SPACES REQUIRED (WITHOUT REVITALIZATION DISTRICT REDUCTION)  
 193 SPACES REQUIRED (WITH REVITALIZATION DISTRICT REDUCTION)  
 SPACES THAT WOULD BE LOST BY SHOWN ALIGNMENT : 28 SPACES  
 SPACES THAT WOULD REMAIN ON SITE : 24 SPACES

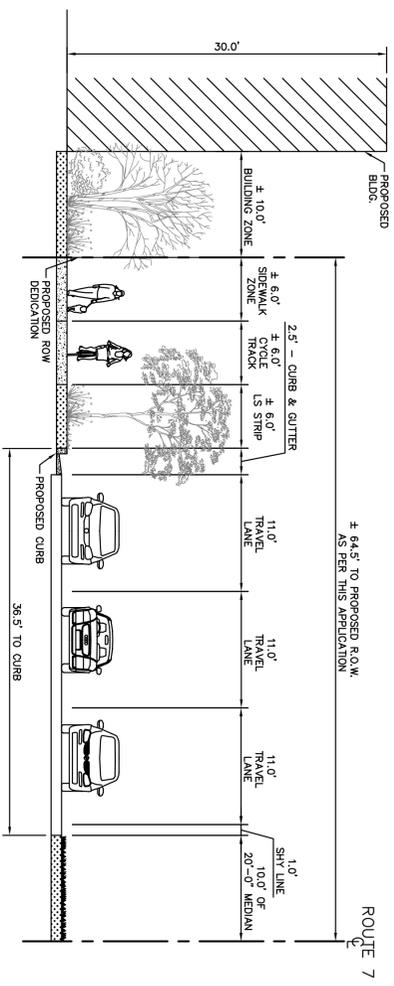
No.	REVISIONS	DATE
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1 LEESBURG PIKE - PROPOSED CONDITION AFTER THE SHOPS AT BAILEY'S CROSSROADS' DEVELOPMENT



2 LEESBURG PIKE - FUTURE ROAD WIDENING CONDITIONS (BY OTHERS)



3 BENCH



4 TABLES & CHAIRS



5 TRASH RECEPTACLE



6 BIKE RACK



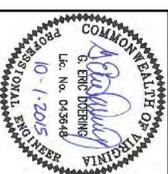
7 LIGHTING



8 INTEGRATED RAILING / PLANTERS

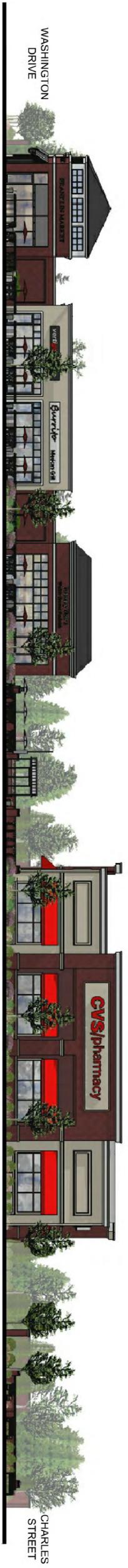
**NOTE:** SITE FURNISHINGS, LIGHTING, AND WALLS SHOWN ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. THE QUALITY OF DESIGN REPRESENTED HEREON, SITE FURNISHINGS TO BE CONSISTENT WITH EXISTING FURNISHINGS USED IN BAILEY'S CROSSROADS STREETSCAPES.

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KHA PROJECT #110374001  
 DATE 10/01/2015  
 SCALE  
 DESIGNED BY KHA  
 DRAWN BY JNJ  
 CHECKED BY GED

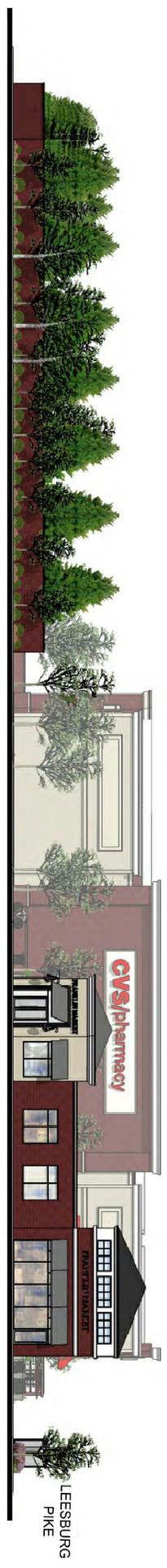
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BUILDING ELEVATIONS - LEESBURG PIKE



BUILDING ELEVATIONS - CHARLES STREET



BUILDING ELEVATIONS - WASHINGTON DRIVE

NOTE: THE ELEVATIONS ON THIS SHEET ARE PRELIMINARY IN NATURE AND ARE PROVIDED TO AID IN THE UNDERSTANDING OF THE PROPOSED DEVELOPMENT. REVISIONS AND CHANGES TO THE ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

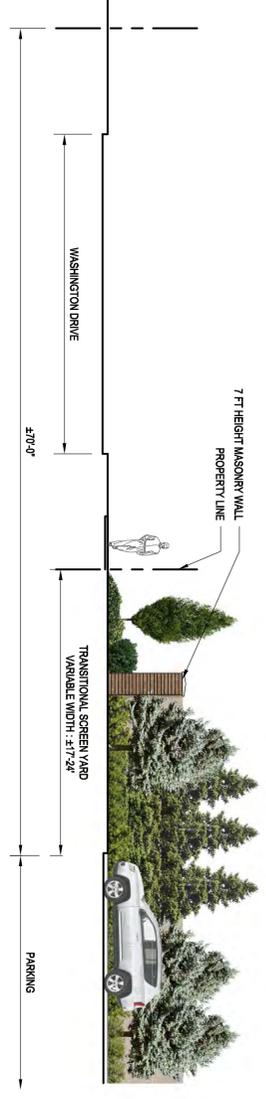


GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

No.	REVISIONS	DATE
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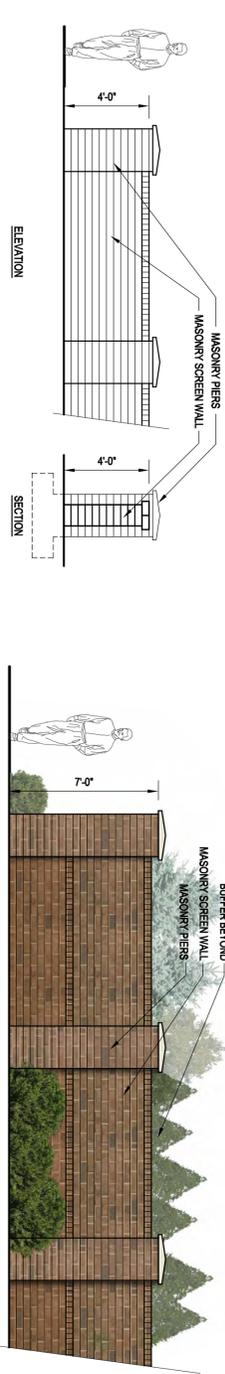
KHA PROJECT #110374001  
 DATE 10/01/2015  
 SCALE  
 DESIGNED BY KHA  
 DRAWN BY JNJ  
 CHECKED BY GED



1 TRANSITIONAL SCREEN YARD BUFFER SECTION  
 SCALE: 1/8"=1'-0"



5 TRANSITIONAL SCREEN YARD WALL : PERSPECTIVE



2 TYPE "D" BARRIER (MODIFIED)  
 SCALE: 1/4"=1'-0"



4 TRANSITIONAL SCREEN YARD WALL : SECTION  
 SCALE: 1/4"=1'-0"

NOTE: WALLS SHOWN ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.

ARCHITECTURAL DETAILS  
 THE SHOPS AT BAILEY'S CROSSROADS

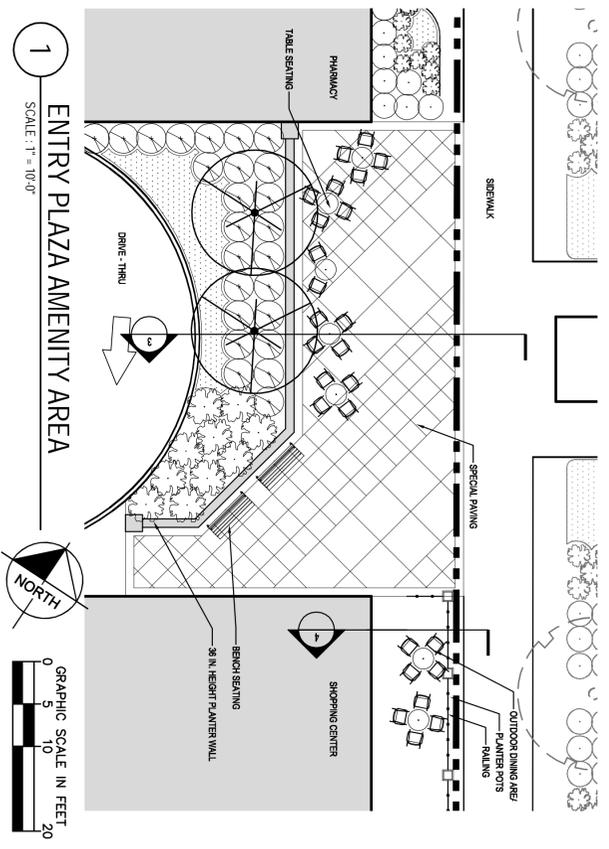
MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SHEET NUMBER  
 6 OF 10

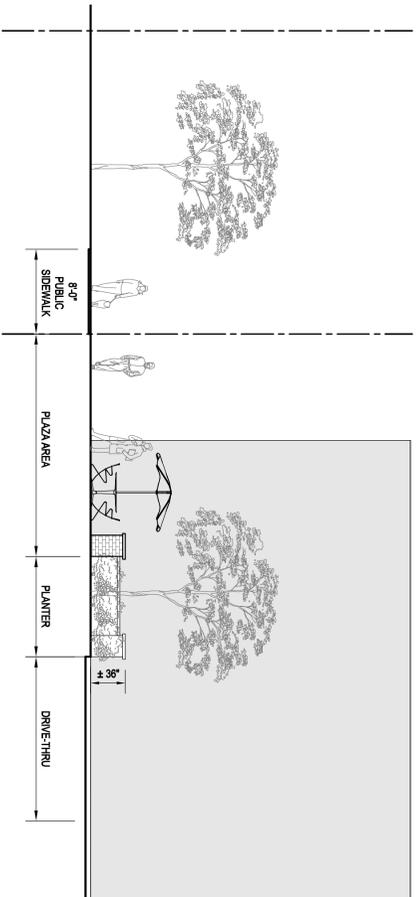
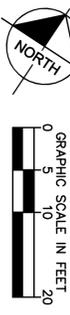


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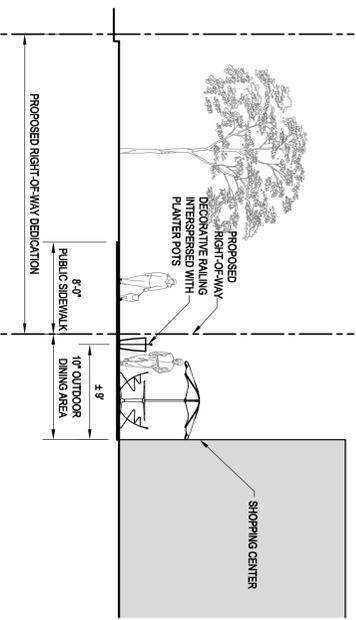
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1 ENTRY PLAZA AMENITY AREA  
SCALE: 1" = 10'-0"



2 ENTRY PLAZA : SECTION  
SCALE: 1/8" = 1'-0"



3 OUTDOOR DINING AREA : SECTION  
SCALE: 1/8" = 1'-0"



4 PERSPECTIVE : ENTRY PLAZA AMENITY AREA  
SCALE: NTS



5 PERSPECTIVE : LEESBURG PIKE & CHARLES STREET INTERSECTION  
SCALE: NTS

NOTE : IMAGES SHOWN ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.

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	No.	REVISIONS	DATE



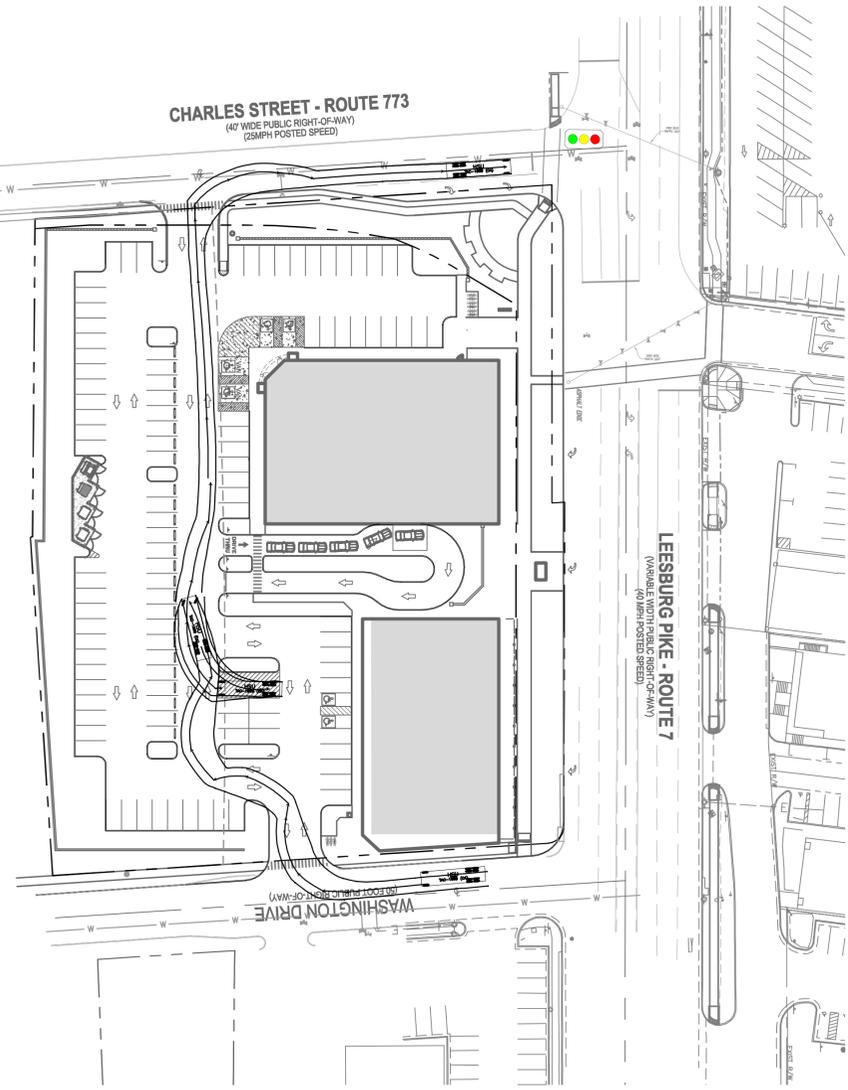
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LANDSCAPE AMENITY AREAS & PERSPECTIVES  
THE SHOPS AT BAILEY'S CROSSROADS

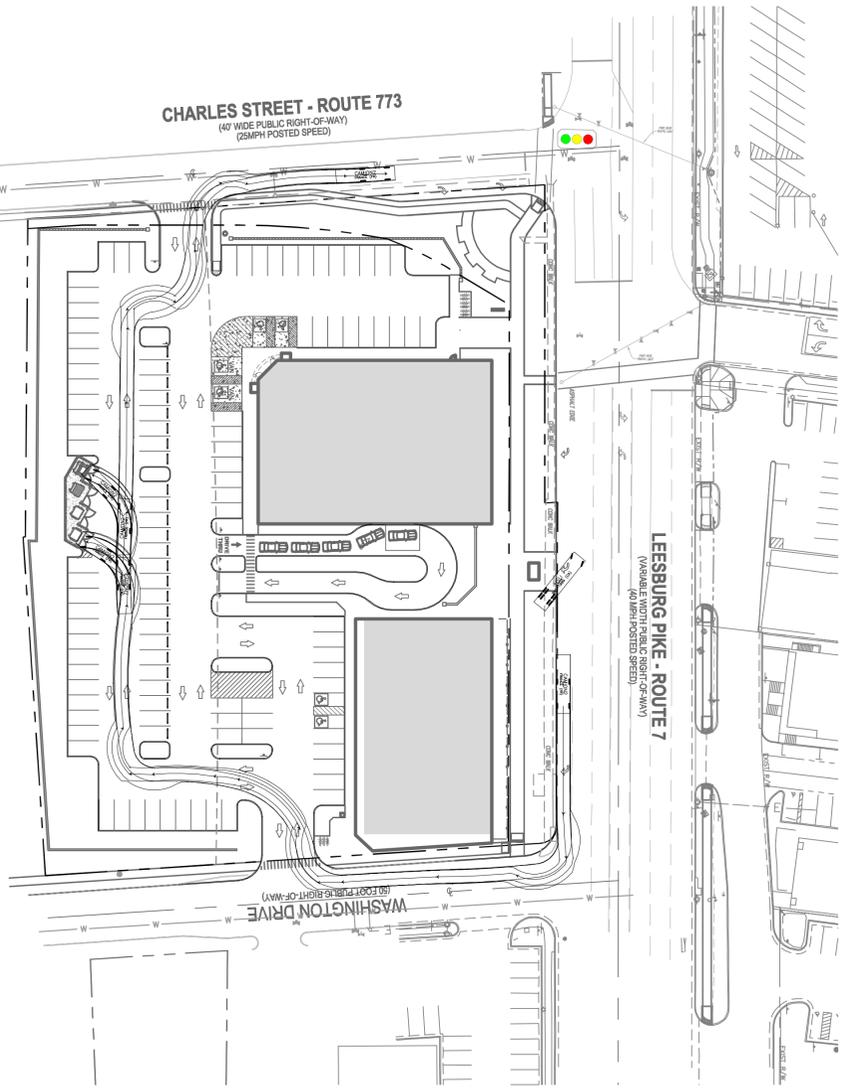
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

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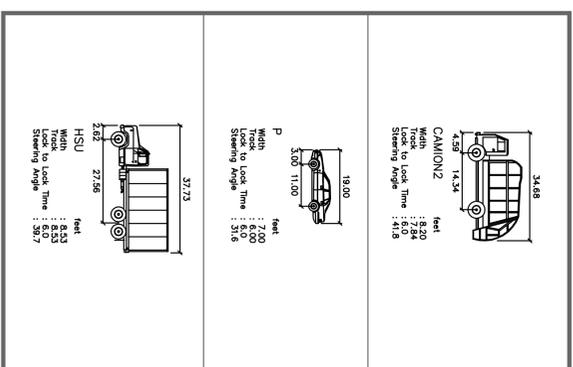
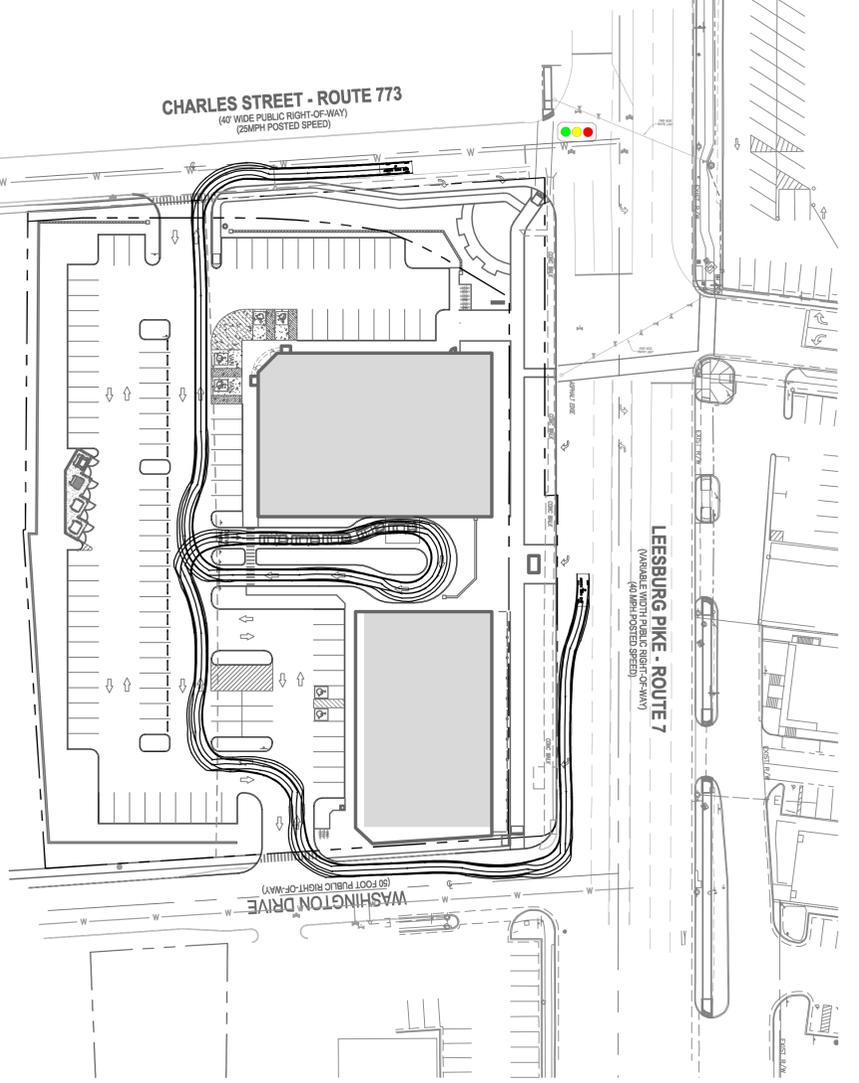
3 HSU DELIVERY TRUCK  
T = 50'-0"



1 GARBAGE TRUCK  
T = 50'-0"



2 CAR  
T = 50'-0"



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**SITE DATA**

Category	Value
Virginia Permit/Retention Method	Retention
Site Date	10/01/2015
Sheet No.	9 OF 10
Project Name	THE SHOPS AT BAILEY'S CROSSROADS
Project Location	14750 CHAMBERS DRIVE, FARMINGTON, VA 22031
Project Owner	THE SHOPS AT BAILEY'S CROSSROADS
Project Designer	KIMLEY-HORN AND ASSOCIATES, INC.
Project Engineer	JACQUI JOHNSON
Project Date	10/01/2015
Project Scale	AS SHOWN
Project Status	PRELIMINARY
Project Notes	SEE SHEET 10 FOR ADDITIONAL INFORMATION

**WATER QUALITY COMPLIANCE**

Parameter	Design Value	Model Value	Compliance
Flow (cfs)	1.25	1.25	Compliant
SS (mg/l)	10	10	Compliant
TSS (mg/l)	10	10	Compliant
TP (mg/l)	0.1	0.1	Compliant
TN (mg/l)	0.5	0.5	Compliant
Ammonia (mg/l)	0.5	0.5	Compliant
Chloride (mg/l)	100	100	Compliant
Copper (mg/l)	0.1	0.1	Compliant
Lead (mg/l)	0.1	0.1	Compliant
Nickel (mg/l)	0.1	0.1	Compliant
Silver (mg/l)	0.1	0.1	Compliant
Zinc (mg/l)	0.5	0.5	Compliant

**PRELIMINARY WATER QUALITY CALCULATIONS**

DUE TO THE EXPECTANT PROJECT TIMEFRAME, THE PROVIDED CALCULATIONS ARE FROM THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY REDEVELOPMENT DRAFT 2013 SPREADSHEET DATED JUNE 2014 (VZ.8). THESE CALCULATIONS INTEND TO SHOW THAT THE PROPOSED DEVELOPMENT COMPLIES WITH THE PFM SECTION 6-0401.3.

**STORMWATER MANAGEMENT CALCULATIONS:**

**PRE-DEVELOPMENT RUN-OFF:**  
 PRE-DEVELOPMENT ON-SITE: 2.71 AC, CN=77, Tc=5 MIN  
 CN BASED ON FORESTED (HSG D) CONDITIONS

**24-HR SCS HYDROGRAPH RESULTS**  
 Q (1-YR) = 3.60 CFS  
 Q (2-YR) = 5.29 CFS  
 Q (10-YR) = 11.14 CFS  
 V (1-YR) = 7.236 CF  
 V (10-YR) = 24.52 CFS

**POST-DEVELOPMENT RUN-OFF:**  
 POST-DEV. UNDERTAINED ON-SITE: 0.54 AC, CN=91, Tc=5 MIN  
 POST-DEV. DETAINED ON-SITE: 2.17 AC, CN=94, Tc=5 MIN

**ENERGY BALANCE METHOD (1-YR):**  
 (Qpre)(Vpre)(Lf) = (Qpost)(Vpost)  
 (3.60)(7.236)(0.8) = (Qpost)(6.026)  
 Qpost = 3.46 CFS (MAX ALLOWABLE 1-YR FLOWRATE)  
 Q(1-YR) < Qpost (ALLOWABLE)  
 1.25 CFS < 3.46 CFS

**DRAINAGE AREA A2 (BIORETENTION)**

Area	Area (Ac)	Runoff (cfs)	Volume (cf)
A2.1	0.10	0.10	0.10
A2.2	0.10	0.10	0.10
A2.3	0.10	0.10	0.10
A2.4	0.10	0.10	0.10
A2.5	0.10	0.10	0.10
A2.6	0.10	0.10	0.10
A2.7	0.10	0.10	0.10
A2.8	0.10	0.10	0.10
A2.9	0.10	0.10	0.10
A2.10	0.10	0.10	0.10
A2.11	0.10	0.10	0.10
A2.12	0.10	0.10	0.10
A2.13	0.10	0.10	0.10
A2.14	0.10	0.10	0.10
A2.15	0.10	0.10	0.10
A2.16	0.10	0.10	0.10
A2.17	0.10	0.10	0.10
A2.18	0.10	0.10	0.10
A2.19	0.10	0.10	0.10
A2.20	0.10	0.10	0.10
A2.21	0.10	0.10	0.10
A2.22	0.10	0.10	0.10
A2.23	0.10	0.10	0.10
A2.24	0.10	0.10	0.10
A2.25	0.10	0.10	0.10
A2.26	0.10	0.10	0.10
A2.27	0.10	0.10	0.10
A2.28	0.10	0.10	0.10
A2.29	0.10	0.10	0.10
A2.30	0.10	0.10	0.10
A2.31	0.10	0.10	0.10
A2.32	0.10	0.10	0.10
A2.33	0.10	0.10	0.10
A2.34	0.10	0.10	0.10
A2.35	0.10	0.10	0.10
A2.36	0.10	0.10	0.10
A2.37	0.10	0.10	0.10
A2.38	0.10	0.10	0.10
A2.39	0.10	0.10	0.10
A2.40	0.10	0.10	0.10
A2.41	0.10	0.10	0.10
A2.42	0.10	0.10	0.10
A2.43	0.10	0.10	0.10
A2.44	0.10	0.10	0.10
A2.45	0.10	0.10	0.10
A2.46	0.10	0.10	0.10
A2.47	0.10	0.10	0.10
A2.48	0.10	0.10	0.10
A2.49	0.10	0.10	0.10
A2.50	0.10	0.10	0.10

**DRAINAGE AREA A3 (PERVIOUS PAVERS)**

Area	Area (Ac)	Runoff (cfs)	Volume (cf)
A3.1	0.10	0.10	0.10
A3.2	0.10	0.10	0.10
A3.3	0.10	0.10	0.10
A3.4	0.10	0.10	0.10
A3.5	0.10	0.10	0.10
A3.6	0.10	0.10	0.10
A3.7	0.10	0.10	0.10
A3.8	0.10	0.10	0.10
A3.9	0.10	0.10	0.10
A3.10	0.10	0.10	0.10
A3.11	0.10	0.10	0.10
A3.12	0.10	0.10	0.10
A3.13	0.10	0.10	0.10
A3.14	0.10	0.10	0.10
A3.15	0.10	0.10	0.10
A3.16	0.10	0.10	0.10
A3.17	0.10	0.10	0.10
A3.18	0.10	0.10	0.10
A3.19	0.10	0.10	0.10
A3.20	0.10	0.10	0.10
A3.21	0.10	0.10	0.10
A3.22	0.10	0.10	0.10
A3.23	0.10	0.10	0.10
A3.24	0.10	0.10	0.10
A3.25	0.10	0.10	0.10
A3.26	0.10	0.10	0.10
A3.27	0.10	0.10	0.10
A3.28	0.10	0.10	0.10
A3.29	0.10	0.10	0.10
A3.30	0.10	0.10	0.10
A3.31	0.10	0.10	0.10
A3.32	0.10	0.10	0.10
A3.33	0.10	0.10	0.10
A3.34	0.10	0.10	0.10
A3.35	0.10	0.10	0.10
A3.36	0.10	0.10	0.10
A3.37	0.10	0.10	0.10
A3.38	0.10	0.10	0.10
A3.39	0.10	0.10	0.10
A3.40	0.10	0.10	0.10
A3.41	0.10	0.10	0.10
A3.42	0.10	0.10	0.10
A3.43	0.10	0.10	0.10
A3.44	0.10	0.10	0.10
A3.45	0.10	0.10	0.10
A3.46	0.10	0.10	0.10
A3.47	0.10	0.10	0.10
A3.48	0.10	0.10	0.10
A3.49	0.10	0.10	0.10
A3.50	0.10	0.10	0.10

**DRAINAGE AREA A4 (PERVIOUS PAVERS)**

Area	Area (Ac)	Runoff (cfs)	Volume (cf)
A4.1	0.10	0.10	0.10
A4.2	0.10	0.10	0.10
A4.3	0.10	0.10	0.10
A4.4	0.10	0.10	0.10
A4.5	0.10	0.10	0.10
A4.6	0.10	0.10	0.10
A4.7	0.10	0.10	0.10
A4.8	0.10	0.10	0.10
A4.9	0.10	0.10	0.10
A4.10	0.10	0.10	0.10
A4.11	0.10	0.10	0.10
A4.12	0.10	0.10	0.10
A4.13	0.10	0.10	0.10
A4.14	0.10	0.10	0.10
A4.15	0.10	0.10	0.10
A4.16	0.10	0.10	0.10
A4.17	0.10	0.10	0.10
A4.18	0.10	0.10	0.10
A4.19	0.10	0.10	0.10
A4.20	0.10	0.10	0.10
A4.21	0.10	0.10	0.10
A4.22	0.10	0.10	0.10
A4.23	0.10	0.10	0.10
A4.24	0.10	0.10	0.10
A4.25	0.10	0.10	0.10
A4.26	0.10	0.10	0.10
A4.27	0.10	0.10	0.10
A4.28	0.10	0.10	0.10
A4.29	0.10	0.10	0.10
A4.30	0.10	0.10	0.10
A4.31	0.10	0.10	0.10
A4.32	0.10	0.10	0.10
A4.33	0.10	0.10	0.10
A4.34	0.10	0.10	0.10
A4.35	0.10	0.10	0.10
A4.36	0.10	0.10	0.10
A4.37	0.10	0.10	0.10
A4.38	0.10	0.10	0.10
A4.39	0.10	0.10	0.10
A4.40	0.10	0.10	0.10
A4.41	0.10	0.10	0.10
A4.42	0.10	0.10	0.10
A4.43	0.10	0.10	0.10
A4.44	0.10	0.10	0.10
A4.45	0.10	0.10	0.10
A4.46	0.10	0.10	0.10
A4.47	0.10	0.10	0.10
A4.48	0.10	0.10	0.10
A4.49	0.10	0.10	0.10
A4.50	0.10	0.10	0.10

**OVERLAND RELIEF NARRATIVE**

THE UNDERGROUND STORAGE HAS BEEN DESIGNED TO CONTAIN THE 100-YEAR STORM EVENT, HOWEVER, OVERLAND RELIEF IS PROVIDED AT THE SITE ACCESS POINT TO WASHINGTON DRIVE. THE 100-YEAR STORM WILL FLOW AT THIS LOW POINT IN TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG WASHINGTON DRIVE.

**UNDERGROUND DETENTION SIZING**  
 PROVIDED UNDERGROUND STORAGE: 14,750 CF  
 40' X 155' (61' - 30" ARCH CHAMBERS)

**SWM NARRATIVE**

THE EXISTING SITE IS APPROXIMATELY 50% DEVELOPED AS A COMMERCIAL SITE, AND THE OTHER 50% WAS PREVIOUSLY CLEARED FOR PLANNED DEVELOPMENT. THIS PORTION OF THE SITE IS GRASSY WITH AN AREA OF EXISTING TREES. THE PROPOSED PROJECT SHALL PRODUCE A SMALLER POST DEVELOPMENT RUNOFF RATE THAN THE PRE-DEVELOPMENT CONDITIONS FOR THE 1, 2, AND 10-YR STORM. THE PROPOSED SITE IS ALSO BELOW THE ALLOWABLE 1-YR FLOW RATE BASED ON THE RUNOFF REDUCTION METHOD AND ENERGY BALANCE EQUATION. THIS WILL BE ACHIEVED THROUGH THE PROPOSED UNDERGROUND STORMWATER FACILITY. THE 14,750 CF OF STORAGE HAS BEEN DESIGNED TO CONTAIN THE 100-YR STORM. IT IS ASSUMED THAT THE 2.36 ACRES OF OFF-SITE AREA WILL BE RE-ROUTED THROUGH THE SITE WITH OUT INFLUENCING THE PROPOSED STORMWATER SYSTEM.

**BMP NARRATIVE**

THE PROPOSED PROJECT IS CONSIDERED A RE-DEVELOPMENT. FAIRFAX COUNTY REQUIRES A MINIMUM OF A 10% REDUCTION OF NONPOINT SOURCE POLLUTION FROM DEVELOPMENT OF PREVIOUSLY DEVELOPED LAND. THE STATE REQUIREMENTS REQUIRE A 20% REDUCTION BASED ON THIS SITE AREA BEING LARGER THAN 1.00 ACRES.

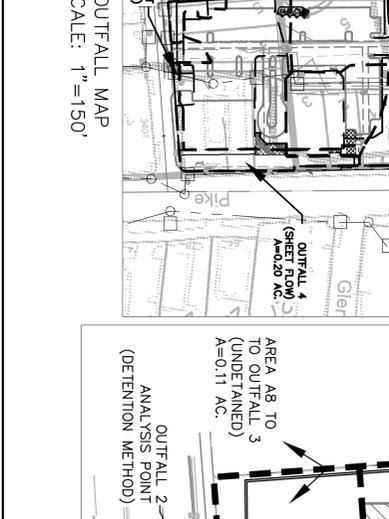
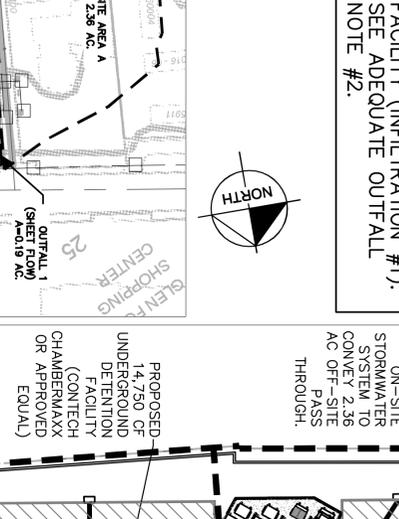
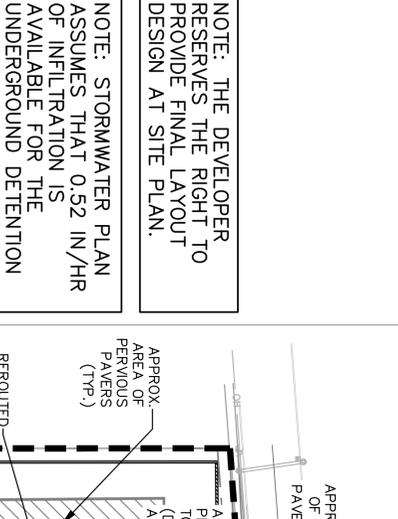
THE PROPOSED PROJECT USES A COMBINATION OF A BIORETENTION AREA AND PERVIOUS PAVERS WITH INFILTRATION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE FINAL LAYOUT DESIGN, AT SITE PLAN REPLACEMENT MEASURES COULD BE USED SUBJECT TO APPROVAL BY COUNTY STAFF. THESE MEASURES WILL RESULT IN A 20% REDUCTION OF THE PRE-DEVELOPMENT PHOSPHOROUS LOAD AS SEEN IN THE ABOVE CALCULATIONS.

**MINIMUM STORMWATER INFORMATION FOR ZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

1. Plot as a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facilities and limits of existing and pending easements, including but not limited to: easements, utility easements, access roads, site utility, energy dispersion devices, and stormwater management measures as shown on sheet.
3. Provide:
  - On-Site Stormwater Management Plan (SWM) - 217 AC
  - Off-Site Stormwater Management Plan (SWM) - 217 AC
  - Detention Storage - 14,750 CF
  - Permit Fee - N/A
  - Other Fees - N/A
4. Graphic depicting the stormwater management facilities and limits of existing and pending easements, including but not limited to: easements, utility easements, access roads, site utility, energy dispersion devices, and stormwater management measures as shown on sheet.
5. Maintenance access (road) to stormwater management facilities (per design on sheet, N/A).
6. Type of maintenance access road surface noted on the plan for each stormwater management facility is shown on sheet.
7. A stormwater management narrative, which contains a description of how detention and best management practices requirements will be met is provided on sheet 6.
8. A description of the existing conditions of each numbered site utility extended downstream from the site to provide which is at least 100' from the site and of which has a discharge area of at least one square mile (640 acres) is provided on sheet 9.
9. A description of how the outfall requirements, including known changes to quantifying drainage rates (i.e. drainage area, etc.) are met is provided on sheet 9.
10. Evidence of program approval of two (2) feet and a more as to whether it is an air permit is provided on sheet 9.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

**NOTE: THE DEVELOPER RESERVES THE RIGHT TO PROVIDE FINAL LAYOUT DESIGN AT SITE PLAN.**

**NOTE: STORMWATER PLAN ASSUMES THAT 0.52 IN/HR OF INFILTRATION IS AVAILABLE FOR THE UNDERGROUND DETENTION FACILITY (INFILTRATION #1). SEE ADEQUATE OUTFALL NOTE #2.**



**ADEQUATE OUTFALL NARRATIVE**

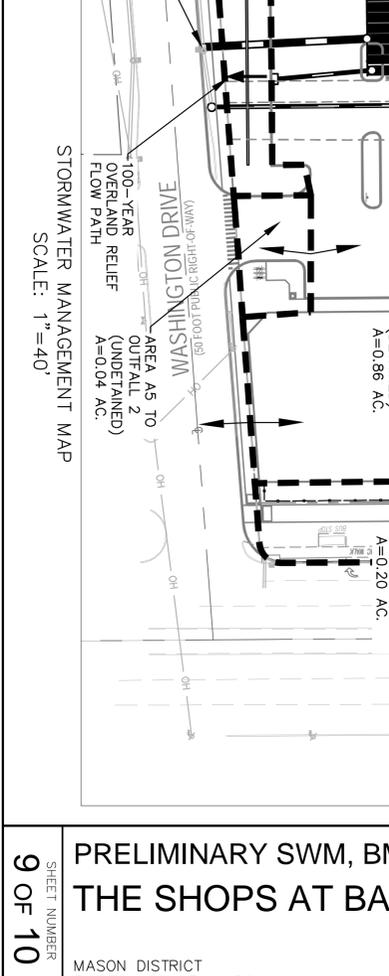
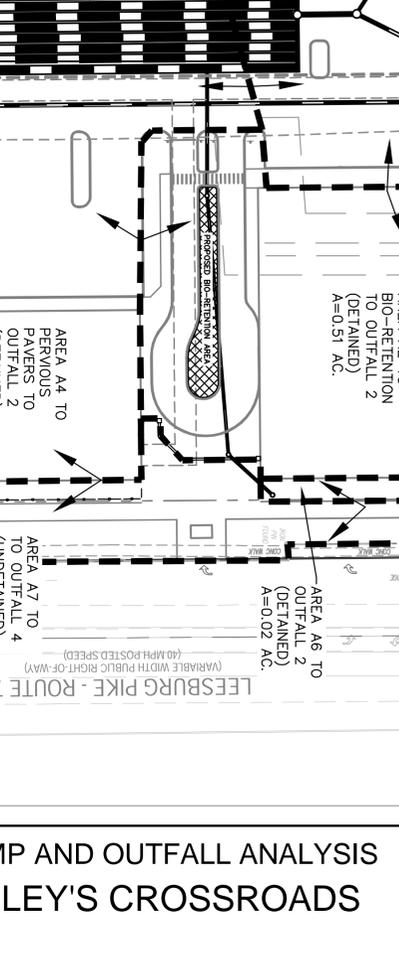
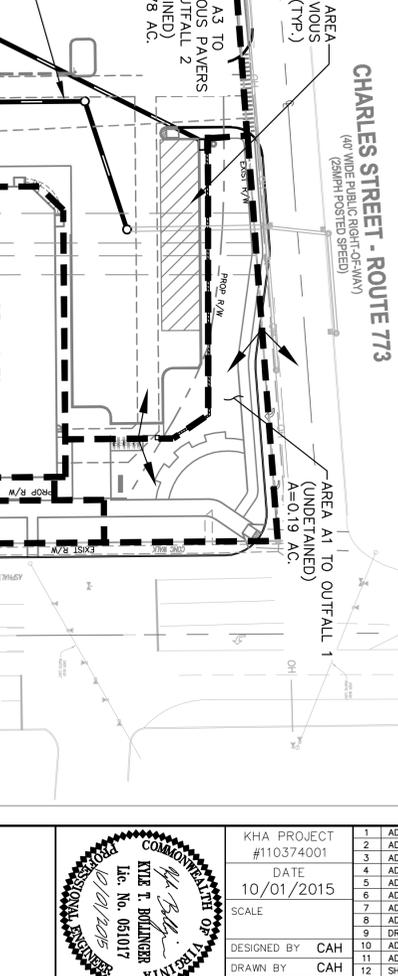
THE EXISTING SITE DRAINS TO A STORM SEWER NETWORK THAT CUTS THROUGH THE MIDDLE OF THE SITE FROM CHARLES STREET TO WASHINGTON DRIVE AT OUTFALL 2. A DRAINAGE AREA OF APPROXIMATELY 2.36 ACRES THAT DRAINS INTO THE STORM SEWER NETWORK UPSTREAM OF THIS SITE TO THE EXISTING INLETS IN CHARLES STREET PASSES THROUGH THE SITE. VDOT IS PROPOSING IMPROVEMENTS TO THE INTERSECTION OF CHARLES STREET AND ROUTE 7 IN THE FUTURE. THE AFFECTED AREA IS REPRESENTED BY AREA A1 WHICH SHEET FLOWS TO OUTFALL 1, LEESBURG PIKE (ROUTE 7). OUTFALL 3 REPRESENTS THE DRAINAGE AREA THAT CURRENTLY SHEET FLOWS ONTO THE ADJACENT RESIDENTIAL PROPERTIES SOUTH OF THE PROJECT SITE. OUTFALL 4 REPRESENTS THE REMAINING AREA THAT OUTFALLS TO LEESBURG PIKE (ROUTE 7).

THE PROPOSED DEVELOPMENT WILL CONTINUE TO CONVEY STORMWATER TO THE EXISTING FOUR OUTFALLS. THE MAJORITY OF THE DEVELOPED SITE WILL BE DIRECTED TO THE PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM TO REDUCE THE PEAK DISCHARGE LEAVING OUTFALL 2 TO BELOW THE EXISTING (FORESTED) ON-SITE CONDITIONS. OUTFALLS 1, 3, AND 4 WILL CONTINUE TO LEAVE THE SITE AS SHEET FLOW.

UNDER PFM SECTION 6-0203.44 DETENTION METHOD, THE PROPOSED DEVELOPMENT WILL HAVE NO ADVERSE IMPACT IF THE ON-SITE DETENTION IS PROVIDED TO REDUCE THE PEAK 1-YEAR, 2-YEAR AND 10-YEAR POST-DEVELOPMENT PEAK RUNOFF RATES TO BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION. THIS PLAN PROPOSES AN UNDERGROUND DETENTION SYSTEM TO MEET THESE CRITERIA AND AS SUCH AN ADEQUATE OUTFALL HAS BEEN PROVIDED.

THE REMAINING OUTFALLS, (1, 3, & 4) LEAVE THE SITE AS SHEET FLOW WITH NO ADVERSE THE IMPACT ON DOWNSTREAM PROPERTIES SO THE OUTFALLS ARE ADEQUATE AS REQUIRED BY THE PFM.

- NOTES:**
1. FAIRFAX COUNTY DIGITAL MAPS (2013 CONTOUR AND STORMWATER NETWORK MAPS) AND PFM CHAPTER 6 AS FOUND ON THE DPWS STORMWATER MANAGEMENT ORDINANCE WEBSITE. DUE TO THE EVOLVING NATURE OF THE DRAFT 2013 BMP STANDS & SPECS AND VIRM SPREADSHEET AND BECAUSE ON-SITE TESTING WILL NOT BE COMPLETE UNTIL FINAL SITE PLAN, THE CALCULATIONS, SUMMARIES AND PROPOSED STORMWATER MANAGEMENT FACILITIES PROPOSED ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF THE SITE PLAN.
  2. THIS PLAN IS DESIGNED TO COMPLY WITH THE PROPOSED COUNTY CODE CHAPTER 124 AND PFM CHAPTER 6 AS FOUND ON THE DPWS STORMWATER MANAGEMENT ORDINANCE WEBSITE. DUE TO THE EVOLVING NATURE OF THE DRAFT 2013 BMP STANDS & SPECS AND VIRM SPREADSHEET AND BECAUSE ON-SITE TESTING WILL NOT BE COMPLETE UNTIL FINAL SITE PLAN, THE CALCULATIONS, SUMMARIES AND PROPOSED STORMWATER MANAGEMENT FACILITIES PROPOSED ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF THE SITE PLAN.





## **DESCRIPTION OF THE APPLICATION**

The applicant requests a rezoning of the subject property from C-2 and R-3 (with CRD, HC, and SC overlays) to C-6 (with CRD, HC, and SC overlays) in order to allow the development of a retail shopping center with a free-standing drive-through pharmacy totaling 25,060 square feet of gross floor area. The applicant also requests Special Exception approval for the drive-through component of the pharmacy and for fast food restaurant uses in the shopping center. Subsequent to the second staff report addendum published on September 22, 2015, the applicant submitted revised plans and proffers in response to staff and community concerns. This third addendum provides a review of the revisions to the plans and proffers and restates the staff recommendation.

A reduced copy of the revised General Development Plan/Special Exception Plat (GDP/SE Plat) is included at the front of this report. The applicant's proposed proffers and staff's proposed development conditions are included in Attachments 1 and 2, respectively.

## **SUMMARY OF PROPOSED REVISIONS**

### **Description of Revisions to the GDP/SE Plat**

The GDP/SE Plat titled "The Shops at Bailey's Crossroads," was prepared by Kimley Horn and consists of twelve sheets dated as revised through October 1, 2015. The revised Plat incorporates a series of revisions, primarily related to the elimination of the smaller shopping center building and the shifting of the entrance on Washington Drive. The changes, as compared to the plan dated September 8, 2015, and reviewed in the second addendum, are listed below:

- The smaller shopping center building that fronted on Washington Drive has been removed and the remaining shopping center building has been increased in size, resulting in a net decrease of 845 square feet.
- Commensurate with the reduction in square footage, parking has been reduced by two spaces to a total of 112. While no parking spaces are shown within the right-of-way dedication area along Charles Street, if/when the road is realigned, the peripheral parking lot landscaping will be modified and 6 spaces will be removed, leaving a total of 106 spaces.
- The remaining shopping center building has been widened from 127 feet to 132 feet, resulting in a decrease in the front yard setback to Washington Drive from a previous request of 7 feet to the present request of 2 feet, where a 40-foot setback is required. With the widening of the building, the landscaping between the building and the sidewalk along Washington Drive has been removed. To off-set this loss of a landscaped building zone, a proposed condition has been added for the treatment of this building edge with planters, window boxes and/or a raised planter beds.
- The depth of the shopping center building has increased from 75 feet to 80 feet, resulting in a reduction of the pedestrian walkway and outdoor seating area on the rear of the building from 11 feet to 6 feet.
- The driveway entrance from Washington Drive has been shifted closer to Leesburg Pike to the approximate location of the existing entrance.

- The landscaping and screening wall have been extended from the Washington Drive entrance to the rear property line, providing screening opposite the residential lot at Tax Map 61-2 ((17)) (C) 8.
- The parking area at the rear corner on Washington Drive has been reconfigured, resulting in additional landscaping in this area adjacent to the residential lot at Tax Map 61-2 ((17)) (D) 6.
- The circulation within the parking lot has been revised to remove the connection from the parking aisle to the drive-through exit.
- An additional landscape island has been provided in the central row of parking spaces.
- The number of street trees along Leesburg Pike has been reduced from 9 to 7. The applicant has indicated that the tree at the corner of Washington Drive has been deleted to preserve sight distance, and the tree at the corner of Charles Street was removed from the Plat due to the anticipated realignment of Charles Street. It is noted on Sheet 4A of the GDP/SE Plat that 8 street trees are recommended along Leesburg Pike, in accordance with the Comprehensive Plan, Baileys Crossroads Community Business Center (2013 Edition, as amended through July 28, 2015, page 31).
- As indicated on Sheet 4A, there is a net increase of one tree as part of the landscape plan.
- The walled planter has been removed from the central plaza.
- The graphic pattern indicating interlocking pavers has been added to the sidewalk along Charles Street between the entrance and Leesburg Pike. However, the note labeling the sidewalk as concrete remains. The applicant has indicated that the intention is to provide concrete interlocking pavers along Charles Street, as with Leesburg Pike and Washington Drive; therefore, a proposed condition has been included for the pavers.
- The site furnishings details on Sheet 5A of the GDP/SE Plat have been revised to present a more uniform appearance.

### Revised Proffers (Attachment 1)

The applicant has submitted revised proffers in conjunction with the revised GDP/SE Plat. The revised proffers dated October 6, 2015, as compared to the proffers dated September 8, 2015 and included in the second addendum, are summarized below. Minor editorial revisions are not listed.

Proffer Number	Description of Revision
5	The proffer regarding unifying elements has been expanded to reference additional street furniture elements and Sheet 5A of the GDP.
6A	Reference to signage on the building fronting Washington Drive has been deleted since the building has been removed. Also, the location of the monument sign (on Leesburg Pike) has been revised to delete the mention of the plaza area since the sign has been relocated out of the central plaza.
8	The reference to pavers or other equivalent material has been revised to specify interlocking concrete pavers.

10	The proffer has been revised to acknowledge that the pavement on Washington Drive may need to be widened in order to be restriped for an additional right turn lane. The proffer also specifies that the applicant will enter into a maintenance agreement for the pavers.
11	The green building proffer has been revised to remove references to the building which has been removed.
15	Additional details have been added regarding trash cans and dumpster lids.
16	Directions concerning the control of cooking odors have been added.
20 & 22	The access route for construction vehicles and deliveries has been clarified.
26	The provisions for off-site landscaping and paving for 3407 Washington Drive have been deleted. Proffer 26 now requires a minimum of two of the businesses in the shopping center building to provide entrances from Leesburg Pike.
28	A prohibition on the sale of cigarettes has been added.
29	The definition of an alternative lending institution has been revised. The proposed language is generally consistent with the presently proposed Zoning Ordinance amendment. In addition, the prohibitions of Gun Shop Sales and Repair and Pawnbroker uses have been deleted.
30	The display of historic themes in the pharmacy windows will not be required along the east façade, which is the drive-through lane. Also, the restriction on window advertising has been shifted to the western façade instead of the eastern façade (in addition to the Leesburg Pike façade).
32	Music for the patio seating area on Leesburg Pike has been limited to 10:00 a.m. and 10:30 p.m.
33B	The hours of operation for the shopping center building have been limited to 5:30 a.m. to 11:30 p.m.

## ANALYSIS

Staff commends the applicant for continuing to refine the proposed plan and proffers. A number of the changes are positive in effect. Removing the smaller building, shifting the driveway entrance on Washington Drive, and reconfiguring the parking allows additional landscaping and screening to be placed opposite and adjacent to the residential dwellings on Washington Drive. However, as noted in the review by the Fairfax County Department of Transportation (FCDOT, Attachment 3), the new driveway entrance on Washington Drive is approximately 140 feet from Leesburg Pike, which does not meet the Virginia Department of Transportation's (VDOT) access management standard of 225 for corner clearance. The applicant will need to obtain an access management exception from VDOT prior to site plan approval. If the exception is not approved, amendments to these applications will be required.

The applicant has partially addressed the staff concern regarding building orientation by including Proffer 26 that requires a minimum of two of the businesses in the shopping

center building to provide entrances from Leesburg Pike. As a result, proposed condition 7 has been revised to delete the requirement that a minimum of 50 percent of the businesses in the shopping center building provide entrances from Leesburg Pike. Also, the applicant has removed the walled planter from the central plaza since its location appeared to conflict with the ultimate location of the bus shelter and cycle track.

As previously recommended to prevent conflicts with vehicles and pedestrians, the break in the drive-through exit lane that allowed vehicles from the parking lot to exit through the drive-through lane has been closed. Also, the applicant has revised Proffer 10 as recommended by the Virginia Department of Transportation to provide for the minor widening that will be needed in order to create the additional northbound turn lane.

Overall, many staff concerns have been addressed through the revised plans, proffers or through proposed development conditions. It should be noted that previous comments of the Environment and Development Review Branch (Addendum #2, Attachment 4) with regard to the drive-through, pedestrian entrances, the monument sign and transitional screening remain outstanding. Similarly, the recommendations of the Office of Community Revitalization (Addendum #2, Attachment 5) regarding streetscape, the entry plaza, the historic marker, lighting and the undergrounding of utilities have not been fully addressed.

In spite of the significant progress made with the application, the outstanding issues with regard to the Charles Street right-of-way and the orientation of the pharmacy remain.

#### Charles Street Right-of-Way (Attachment 3)

As discussed in the Staff Report and the first and second addendums, the proposed right-of-way dedication along Charles Street does not provide for a safe realignment of Charles Street with Glen Forest Drive, as recommended by the Comprehensive Plan. As before, the proposed dedication area would result in a 67-degree angled approach, where the maximum recommended would be 75 to 80 degrees.

#### Building Orientation

As discussed in the Staff Report and the first and second addendums, the pharmacy orientation toward the parking lot is at odds with the recommendation in the Comprehensive Plan to provide primary pedestrian entrances that are visible and accessible from Leesburg Pike. Although the pharmacy entrance may be visible from the Charles Street/eastbound side of the site, the layout with the only entrance at the rear of the building does not fully address this key design guideline.

## **CONCLUSION AND RECOMMENDATIONS**

### **Conclusion**

Staff believes the applicant should be commended for making significant improvements to

the layout and proffer commitments. However, despite these changes, staff is unable to reverse our recommendation for denial, based primarily on the need to provide for a safe realignment of Charles Street and to provide building entrances that are visible and accessible from Leesburg Pike, in accordance with the site-specific guidelines of the Comprehensive Plan.

### **Recommendations**

Staff recommends denial of RZ 2014-MA-011, as proposed. If it is the Board's intent to approve RZ 2014-MA-011, staff recommends that such approval be subject to proffers consistent with those contained in Attachment 1.

Staff recommends denial of SE 2014-MA-013, as proposed. If it is the Board's intent to approve SE 2014-MA-013, staff recommends that such approval be subject to the development conditions contained in Attachment 2.

### **Waivers and Modifications Requested:**

If it is the Board's intent to approve RZ 2014-MA-011 and SE 2014-MA-013, it should be subject to approval of the following waivers and modifications:

20 percent parking reduction as permitted in a Commercial Revitalization District (CRD) to allow 106 parking spaces instead of 132 (reduction of 26 spaces or 20 percent)

Waiver of the front yard setback requirement in the C-6 District per the CRD provisions to permit a 10-foot setback to Leesburg Pike, a 34-foot setback to Charles Street and a 2-foot setback to Washington Drive, where 40 feet is required.

Waiver of the minimum lot width standard in the C-6 District per the CRD provisions to allow 160 feet after the dedication of right-of-way along Charles Street where 200 feet is required.

Modification of the trail requirements along Leesburg Pike to permit an eight-foot wide paver walkway in accordance the Bailey's Crossroads streetscape standards in the Comprehensive Plan.

Modification of the transitional screening and barrier requirements along all or portions of the east, south and west property lines, in favor of the plantings and masonry walls shown on the GDP/SE Plat.

Waiver of the service drive requirement along Leesburg Pike in favor of the frontage improvements shown on GDP/SE Plat.

Modification of the loading space requirements to permit one loading area where three spaces are required.

Direction to the Director of the Department of Public Works and Environmental Services (DPWES) to permit a deviation from the tree preservation target of the Public Facilities Manual, in favor of the landscaping as shown on the GDP/SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any proffers or conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

## **ATTACHMENTS**

1. Revised Proffers – dated October 6, 2015
2. Revised Development Conditions – dated October 8, 2015
3. Fairfax County Department of Transportation Analysis
4. Fairfax County Park Authority Analysis

**PROFFERS**  
**SPECTRUM DEVELOPMENT, LLC**  
**RZ 2014-MA-011**

**10-06-15**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property Owners and Applicant in this Rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as Tax Map Reference Nos. 61-2 ((18)) 0001, 0002, 0003, 0004, 0005, and 61-2 ((17)) (D) 0001, 0003, 0004, 0005 (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the C-6, CRD, H-C and S-C Districts for the Property is granted by the Board of Supervisors of Fairfax County, Virginia (the “Board”). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant (the “Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures.

**GENERAL**

1. Substantial Conformance. Development of the Property shall be in substantial conformance with the Generalized Development Plan and Special Exception Plat entitled “The Shops at Baileys Crossroads” (the “GDP”), prepared by Kimley-Horn and Associates, Inc., consisting of twelve pages, and last dated October 1,2015.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator.

3. Maximum Intensity. The Applicant reserves the right to construct a lesser amount of Gross Floor Area (“GFA”) from that shown on the GDP provided that the buildings and Property remain in substantial conformance with that shown on the GDP as determined by the Zoning Administrator.

4. Architecture.

A. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the elevations, and sections shown on the GDP. The materials on the building façade shall include, without limitation, brick, azek, EIFS and/or Hardie-board siding and shall be graffiti resistant.

B. Rooftop Equipment. Rooftop mechanical equipment will be shielded from view from the nearby public roads using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors.

5. Unifying Elements. All street furniture, including bike racks, integrated railings, planters, garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development’s amenity areas as shown on sheet 5A of the GDP, and consistent with the Fairfax County Comprehensive Plan.

6. Signage.

A. All signage shall comply with Article 12 of the Zoning Ordinance. Pole signs, inflatable signs, pennants, flashing signs, ground waver signs, sail banner signs, promotional searchlights and signs powered by mechanical means shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. Any building mounted signs which face south shall not be

internally illuminated with translucent panels. The monument sign shall be limited in height to six (6) feet. Notwithstanding any exhibit to the contrary, the monument sign shall be placed in the area as shown on Sheet 3 of the GDP. There shall not be any illuminated signs in storefront windows. No temporary A-frame type signs or live individuals holding signs shall be used at the Property.

B. A metal plaque shall be installed and displayed in the vicinity of the Leesburg Pike frontage of the Property and be visible to pedestrians walking along Leesburg Pike. The plaque shall have a summary of a significant historic happening in the Baileys Crossroads area. The language on the plaque shall be shared with the Supervisor's office and Baileys Crossroads Revitalization Corporation for their comment prior to installation.

7. Charles Street Right of Way. The area shown on the GDP which is labeled "Proposed Right of Way Dedication" shall be dedicated, in fee simple, as public Right Of Way to Fairfax County Board of Supervisors at no cost upon site plan approval of the project. The Applicant shall request a license that allows the Applicant to construct landscaping and other streetscape improvements in the Right of Way as shown on Sheet 4 of the GDP, and the Applicant shall install and maintain the improvements if approved by the County. In the triangular area that is being dedicated for the realignment of Charles Street and being maintained by the Applicant under a license, additional landscaping consisting of low ground barriers, supplemental ground cover, attractive paving, such as pavers or an equivalent material, and/or street furniture shall be installed to protect vegetation and landscaping in that area from damage from pedestrian traffic as shown on Sheet 4 of the GDP. In the event a license is not granted, expires or is subsequently revoked, the Applicant shall modify the parking and barrier as shown on Sheet 5 of the GDP. In addition, the Applicant shall provide on-site peripheral landscaping

along Charles Street in accordance with a plan to be approved by the DPWES, Urban Forest Management Division.

8. Leesburg Pike Right of Way and Turn Lane Extension. The area shown on the GDP which is labelled “Proposed Right of Way Dedication” shall be dedicated, in fee simple, to Fairfax County Board of Supervisors at no cost upon site plan approval of the Project. If approved by the Virginia Department of Highways and Transportation (“VDOT”) and the Fairfax County Department of Transportation (“DOT the Applicant shall extend the existing right turn lane across the frontage of the site from Charles Street to Washington Drive, which will serve as a right-turn lane to Washington Drive. Curb and Gutter shall be installed along the entire Leesburg Pike frontage. Said improvements shall be completed prior to issuance of the first non-RUP. Interlocking concrete pavers shall be used in the sidewalks where pavers are shown on the GDP subject to VDOT approval.

The Applicant shall enter into a maintenance agreement with VDOT for the maintenance or replacement, in-kind, by the Applicant, of streetscape elements, installed by the Applicant, that are located in the public right-of-way, excluding vegetation removed by the County and/or VDOT. Sidewalks for the development shall connect to the County’s walkway project on Leesburg Pike.

9. Charles Street Improvements. A northbound right turn lane shall be provided along Charles Street at Leesburg Pike subject to VDOT approval.

10. Washington Drive Improvements. The pavement on Washington Drive at Leesburg Pike shall be widened as necessary and restriped to allow an additional northbound right turn lane, subject to VDOT approval. The Applicant shall enter into a maintenance

agreement with VDOT for the maintenance or replacement, in-kind, by the Applicant, of the interlocking concrete pavers as depicted on the GDP.

11. Green Building Practices. Prior to the issuance of a building permit for each of the two buildings (individually a “Building”), the Applicant will post a “green building escrow,” in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amounts as set forth below. The escrow will be divided among the two buildings as follows:

- Pharmacy \$80,000.00
- Retail building fronting Route 7 \$25,000.00

This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, for each building, under the most current version of the U.S. Green Building Council’s (“USGBC”) Leadership in Energy and Environmental Design – New Construction (“LEED®-NC”) rating system or other LEED® rating system determined, by the USGBC, to be applicable to the Building. The provision to the Environment and Development Review Branch of DPZ of documentation of the USGBC preliminary review of the design oriented credits that along with the anticipated construction credits will be sufficient to support the attainment of LEED® certified, or documentation from the USGBC that the Building has attained LEED® certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED® certification within two years of issuance of the final non-RUP for each of the Buildings, the escrow for the non-complying building or buildings will be released to Fairfax County and will

be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within two years of issuance of the final non-RUP for each of the buildings, documentation demonstrating that LEED® certified status for any Building has not been attained but that the Building has been determined by the USGBC to fall within three points of attainment of LEED® certified status, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant fails to provide, within two years of issuance of the final non-RUP for any building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED® certified status or demonstrating that the Building has fallen short of certification by three points or less, after sufficient written notice to the Applicant, the entirety of the escrow for the Building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED® certified application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The Applicant will include, as part of the site plan submission for each Building, a statement certifying that a LEED®-accredited professional who is also a professional engineer or licensed architect is a member of the design team, and that the LEED®-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the Building with a goal of having the Building attain LEED® certified status.

The Applicant will include, as part of the site plan submission and building plan submission for the Building, a list of specific LEED® credits that the Applicant intends to pursue.

Prior to site plan approval for the Building, the Applicant will designate the Chief of the Environment and Development Review Branch of DPZ as a team member in the USGBC's LEED® online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED® credits and will not be provided within the authority to modify any documentation or paperwork.

12. Stormwater Management ("SWM") Facilities.

Subject to review and approval by the Department of Public Works and Environmental Services (DPWES), stormwater management and Best Management Practices (BMP) measures for the Property shall be provided through the use of an underground stormwater detention facility and a bioretention area, as shown on the GDP. Other innovative BMP measures such as, but not limited to biofiltration swales or pervious pavers may be substituted as determined by the Applicant and approved by DPWES. Any innovative BMP measures shall be maintained by the Applicant, in accordance with the procedures as determined by DPWES.

13. Landscaping.

A. Landscaping and Landscaped Open Space. The site plan submitted for the development shall include a landscape plan consistent with that on Sheet 4 of the GDP. The Applicant shall maintain the proposed landscaping as shown on the GDP and any diseased or dead plants, shrubs or trees shall be replanted at the next spring or fall planting season. All new deciduous trees provided as shown on such landscape plan, shall be a minimum of 2 to 2.5 inches in caliper at the time of planting. All new evergreen trees used in peripheral screening and landscaping areas and public spaces shall be a minimum of six feet (6') in height at the time of planting. Such landscape plan shall be provided in substantial conformance with the landscaping concepts shown on the GDP as determined and approved by the Urban Forest Management Division ("UFMD").

B. Additional Landscaping/Easement Area. The Applicant shall grant an appurtenant easement benefiting the present and future owners of the adjoining parcels shown on the Fairfax County Tax Map as Tax Map Reference Nos. 61-2 ((18)) 0006 and 61-2 ((17)) (D) 0006. The easement area shall consist of all of the Applicant's lands lying on the south side of the barrier screening wall in the transitional screening buffer as shown on sheet 4 of the GDP ("Easement Area"). The Applicant shall install landscaping in the Easement Area as shown on sheet 4 of the GDP. The Grantees shall have the exclusive use of the Easement Area and the Grantees shall maintain the Easement Area in good repair and condition, all at their sole discretion and cost. Provided the grantees maintain the landscaping, the Applicant will, during the first year after installation of the landscaping, replant diseased or dead plantings at the next spring or fall planting season.

C. Landscape Pre-Inspection Meeting. Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-

installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Contractor/Developer and the Landscape Contractor.

D. **American Holly Tree Replacement.** The contractor/developer shall install a minimum of six (6) new *Ilex opaca* (American holly), or other similar species approved by the Urban Forester, at 10-foot size as part of the overall plantings in the transitional screening buffer adjacent to the southern property line to replace the removal of existing American holly trees. The final location and cultivar selection shall be subject to the approval of the UFMD.

E. **Native Species Landscaping.** All landscaping provided shall be native or regionally adapted to the middle Atlantic region to the extent feasible and non-invasive as determined by the Mid-Atlantic Exotic Pest Plant Council Plant List or Virginia DCR. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the GDP.

14. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as not to interfere with the landscaping concepts shown on the GDP. The Applicant reserves the right to make minor modifications to relocate such landscaping to reasonably accommodate utilities lines and Virginia Department of Transportation (VDOT) sight distances provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the GDP and shall conform to the tree canopy calculations specified in the Fairfax County Public Facilities Manual (PFM). Any tree or shrub determined to impact utilities lines and sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFMD. For all other areas of the Property, in the event that, during the process of site plan review any landscaping shown on the GDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping consistent of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by UFMD. The Applicant shall not place utility vaults under sidewalk and bicycle facilities designated for dedication for public use.

#### **MISCELLANEOUS PROFFERS**

15. Trash.

A. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles. The Applicant shall: (a) provide appropriately sized trash cans in the general vicinity of any outdoor seating and patio area, near the vehicular entrances to the development on both Charles Street and Washington Drive, at both plazas and near the bus shelter; (b) provide for the removal of trash twice a week from these areas, if any; and (c) generally clean and clear any outdoor seating and patio area, the plazas and

bus shelter of trash daily. The Applicant shall arrange for any site clean-up by mechanical equipment to occur no earlier than 7 a.m. and no later than 9 p.m. Trash removal by emptying the dumpsters shall take place twice a week and shall occur between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday. Trash pickup shall occur more often if necessary.

B. A screening wall shall be installed to screen any dumpsters placed on the Property which shall be constructed of masonry materials that match those used on the buildings. Dumpster enclosure doors and dumpster lids shall remain closed except during the times that trash is being deposited or removed. The Applicant shall require the contracted waste hauler to use dumpsters with tight-fitting lids, and to employ Best Practical Means to prevent trash from getting out of dumpsters.

16. Food Odor. The Applicant shall not allow the discharge of air contaminants generated by the restaurants, if any, or their solid waste. For any restaurant located on the Property, the Applicant shall employ, but not be limited to, the following control measures:

A. All putrescible material as defined by the Fairfax County Code Section 109-1-1-2 shall be stored in sealed containers and shall be disposed in a container(s) reserved exclusively for use by the restaurant(s). Such putrescible material shall not be shredded or unsealed.

B. All putrescible materials shall be removed from the subject property by a commercial refuse hauler as needed, Monday through Saturday. These standards shall be in addition to any other performance standards, regulations, ordinances, or restrictions promulgated by the County.

C. The Applicant shall require restaurant tenants to employ the Best Practical Means to mitigate and control oily fumes and cooking odors in the design, installation and maintenance of exhaust and ventilation systems.

D. These directions to restaurant tenants shall be via rules and regulations incorporated into the shopping center leases governing the operation of the shopping center.

17. Parking Enforcement. The Applicant shall prohibit parking of vehicles by people not visiting the shopping center and shall provide signage in both English and Spanish to alert the public of the restricted parking in accordance with applicable law, such bi-lingual posting to be subject to approval by DPWES during site plan review. The Applicant shall maintain a contract with a towing service and have parked vehicles which are in violation towed from the Property at the violator's expense.

18. Bicycles. The Applicant shall provide bicycle racks as shown on the GDP. The total number of bike parking/storage spaces and design of the bike racks shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking, as determined at site plan review. Applicant agrees that should the County implement a "Bike Share" program; the Applicant will work with the County and consider placing a bike share facility within a public access easement at an appropriate location on the site.

19. Outdoor Construction. Outdoor construction of the improvements on the Property shown on the GDP shall take place only during the hours from 7:00 a.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturday. There shall be no outdoor construction activity taking place on Sunday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving, Yom Kippur, Eid Al-Fitr, Eid Al-Adha and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish, such bi-lingual posting to be subject to approval by DPWES during site plan review. . There shall be no parking of construction vehicles on Charles Street or Washington Drive.

20. Construction Vehicles. During initial construction, and any subsequent major construction activity, all construction vehicles and construction material vehicles shall access the site from Route 7 via Washington Drive or Charles Street utilizing the ingress and egress to the site on Washington Drive or Charles Street. No construction vehicles shall utilize Washington Drive or Charles Street south of the entrance to the Property for ingress and egress to the site. This direction to the contractors and sub-contractors shall be set forth in the contracts. Deliveries of construction materials shall only occur between 6:00 a.m. through 6:00 p.m., seven (7) days a week.

21. Community Liaison. The Applicant agrees to identify a person(s) who will serve as liaison to the community throughout the duration of construction. This individual shall be available at the construction site during the hours of construction, including weekends, if applicable, upon receiving reasonable notice to be on-site. The name and telephone number of the individual(s) shall be posted at the entrance of the project. For one year after the Shopping Center opens for business, a named property manager, or his designee will serve as liaison to the community available to address community concerns upon receiving reasonable notice.

22. Deliveries. The Applicant shall direct the tenants to require that all deliveries access the site from Route 7 via Washington Drive or Charles Street utilizing the ingress and egress to the site on Washington Drive or Charles Street. These directions to the tenants shall be via rules and regulations incorporated into the shopping center leases governing the operation of the shopping center. No delivery vehicles shall utilize Washington Drive or Charles Street south of the entrance to the Property for ingress and egress to the site. On-site deliveries by class 7 or class 8 heavy duty trucks with GVWR greater than 26,000 lbs. shall only occur between 6:00 a.m. through 9:00 a.m., seven (7) days a week. All other deliveries shall only occur between 6:00

a.m. and 9:00 p.m., seven (7) days a week. Trucks making deliveries shall not park on Washington Drive while loading or off loading supplies. Trucks that are parked or standing to make deliveries shall not remain idling. Trucks in excess of 18 feet in length shall use the site loading area and shall not block entrances and/or exits to the Property. Trucks less than 19 feet in length shall use the site loading area or park in a manner that does not block parked vehicles. These directions to the tenants shall be via rules and regulations incorporated into the shopping center leases governing the operation of the shopping center.

23. Lights. Full cutoff lighting shall be utilized and light fixtures shall be used that do not let light spill into the residential neighborhood southeast of the property.

24. Barrier Wall. The materials to be used in the rear screening barrier shall be brick as shown in the GDP. Piping or weep holes shall be placed at the bottom of the wall and shall remain unobstructed to allow water to pass through.

25. Donation Boxes. No donation boxes, propane tank exchanges, or outdoor vending machines for clothing, books, etc. or outdoor vending machines for other products shall be allowed on the property. This shall not preclude a building mounted ATM machine that is make available as part of the business of a financial institution tenant.

26. Shopping Center Building Entrances from Leesburg Pike. For the east shopping center building adjacent to Washington Drive shown on the GDP, a minimum of two of the businesses shall provide building entrances from Leesburg Pike.

27. Bus Shelter. Prior to site plan approval, the Applicant shall coordinate with FCDOT and the Washington Metropolitan Area Transit Authority (WMATA) for removal of the existing bus stop and shelter prior to the start of construction. The Applicant shall at its option either a) remove the bus shelter as directed by FCDOT or b) pay the County \$5,000.00 to remove

the existing bus stop and shelter in coordination with and with approval by FCDOT. The Applicant shall be responsible for constructing the standard bus shelter pad on Leesburg Pike frontage. The design, construction and the location of the bus shelter pad shall be coordinated with and approved by FCDOT prior to site plan approval.

28. Sale of Single Beers and Cigarettes. The pharmacy or any other retail sales establishment that holds a Virginia ABC license which permits the sale of beer for off-premises consumption shall not sell single cans or bottles of beer. Neither the pharmacy nor any other tenant in the Shopping Center shall sell cigarettes.

29. Prohibited Uses. The following uses shall not be allowed on the Application property:

A. Alternative Lending Institution. Alternative lending institutions (AFIs) shall not be permitted on the property. For purposes of this Proffer, an AFI is defined as an establishment providing short term loans to individuals, to include, but not be limited to, pay day lenders, as regulated by Chapter 18, Title 6.2, Code of Virginia, and/or motor vehicle title lenders, as regulated by Chapter 22, Title 6.2, Code of Virginia. For purposes of this Proffer, an AFI shall not be deemed to include an Office, Pawnshop, Drive-In Financial Institution, Financial Institution, and any other state or federally chartered bank, savings and loan institution, or credit union. Tenants that provide consumer or personal loans or non-purchase money loans shall be insured and/or regulated by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF).

B. Non-Therapeutic Massage Parlor.

C. Facility for the Sale or Display of Pornographic Material.

D. Fireworks Sales. For purposes of this proffer, the indoor seasonal sale of sparklers and other small celebration items shall not be prohibited when it is incidental to the main business.

E. Tattoo Parlor.

30. Pharmacy Facades. The façade along the Leesburg Pike frontage of the pharmacy building shall include display windows with exhibits depicting historic themes that are determined by the pharmacy to comply with copyright requirements. The exhibits shall be shared with the Supervisor's office and the Baileys Crossroads/Seven Corners Revitalization Corporation for their comment prior to installation. Advertising shall not be placed in any windows along either the Leesburg Pike or western frontages of the pharmacy building.

31. Additional Right-of-Way. The Applicant shall dedicate additional right-of-way upon demand by the County in the vicinity of the bus stop as shown on the GDP as needed for implementation of a bike lane cycle track project along Leesburg Pike.

32. Speakers. No outdoor speakers of any kind shall be installed on the Property excepting a building mounted intercom for use at the drive through window and non-live (recorded) music for the patio seating area on Leesburg Pike between 10:00 am and 10:30 pm.

33. Hours of Operation.

A. The pharmacy drive thru shall be closed from 12:00 am until 6:00 am, seven days a week.

B. Retailer and service businesses other than the pharmacy shall be closed for business from 11:30 pm until 5:30 am, seven days a week

34. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall

include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

35. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

[SIGNATURES TO APPEAR ON THE FOLLOWING PAGES]

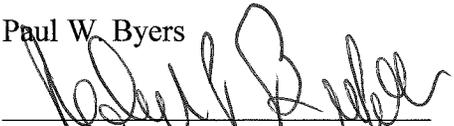
Applicant:

Spectrum Development, LLC

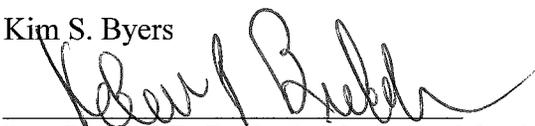
By:   
Name: Richard P. Buskell  
Title: Managing Member

Owner:

Paul W. Byers

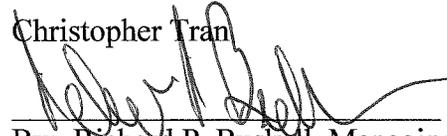
  
By: Richard P. Buskell, Managing Member of  
Spectrum Development, LLC,  
as Power of Attorney

Kim S. Byers

  
By: Richard P. Buskell, Managing Member of  
Spectrum Development, LLC,  
as Power of Attorney

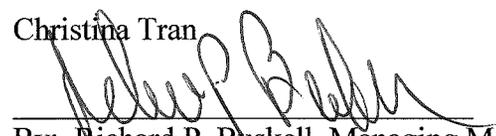
Owner:

Christopher Tran

A handwritten signature in black ink, appearing to read 'Christopher Tran', written over a horizontal line.

By: Richard P. Buskell, Managing Member of  
Spectrum Development, LLC,  
as Power of Attorney

Christina Tran

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By: Richard P. Buskell, Managing Member of  
Spectrum Development, LLC,  
as Power of Attorney

Owner:

Culmore Properties, LLC

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By: Richard P. Buskell, Managing Member of  
Spectrum Development, LLC,  
as Power of Attorney

Owner:

My Leesburg Pike, LLC

A handwritten signature in black ink, appearing to read "Richard P. Buskell", written over a horizontal line.

By: Richard P. Buskell, Managing Member of  
Spectrum Development, LLC,  
as Power of Attorney

Owner:

GEICO

A handwritten signature in cursive script, appearing to read 'William C.E. Robinson', written over a horizontal line.

By: William C.E. Robinson  
Secretary

**DEVELOPMENT CONDITIONS****SE 2014-MA-013****October 8, 2015**

If it is the intent of the Board of Supervisors to approve SE 2014-MA-013, located at Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5 and 61-2 ((18)) 1, 2, 3, 4 and 5 for a special exception to permit a drive through pharmacy and fast food restaurants within a shopping center pursuant to Sect. 4-604 and 9-505 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved General Development Plan and Special Exception Plat (GDP/SE Plat) titled "The Shops at Bailey's Crossroads," prepared by Kimley Horn and Associates, Inc., dated as revised through October 1, 2015, consisting of 12 sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. An information sign shall be posted in the vicinity of the stacking area for the drive-through pharmacy stating the limitations on the use of the window service and/or drive-through lane. Such sign shall not exceed two (2) square feet in area.
6. No Special Exception Amendment or Proffered Condition Amendment shall be required in the event that the bus shelter shown on the General Development Plan/SE Plat in the proposed right of way along Leesburg is moved to another location along the property's Leesburg Pike frontage. Any such relocation shall be undertaken in coordination with and subject to approval from the Fairfax County Department of Transportation (FCDOT) and shall not reduce the area of the outdoor seating area.

7. Prior to site plan approval, the final design of the Leesburg Pike building zones, central plaza area and streetscape shall be subject to review and approval by the Department of Planning and Zoning. For the "Proposed Shopping Center" building, the Applicant shall provide details demonstrating uniform design elements consistent with the Fairfax County Comprehensive Plan, and outdoor seating. For the central plaza, the review shall address modifications that may be necessitated by the ultimate location of the bus shelter. The modifications that are the result of this condition shall not require a Special Exception Amendment or Proffered Condition Amendment, provided they are in substantial conformance with the GDP/SE Plat, proffers and conditions.
8. The Applicant shall diligently pursue approval from the Virginia Department of Transportation (VDOT) for the street trees to be located within the Leesburg Pike right-of-way as depicted on the GDP/SE Plat. Prior to site plan approval, the Applicant shall submit documentation of such approval from VDOT, or should approval not be granted, of the attempts made to secure approval. If approval for street trees is not granted, the Applicant shall provide alternative landscaping to consist of shrubs and ornamental grasses/perennials in a manner consistent with the shopping center landscaping.
9. Subject to VDOT approval, the street trees along Leesburg Pike shall be installed within a landscape amenity panel in their final location in order to accommodate the future widening of Leesburg Pike, including a cycle track. The mid-block trees shall be located on both sides of the central plaza to frame the plaza and bus shelter (if relocated) while maintaining adequate sight distance.
10. The building edge along the "Proposed Shopping Center" on Washington Drive shall be treated with a combination of planters, window boxes, and/or the installation of a 2-foot wide raised planter bed in order to introduce plantings to soften the building edge. The design employed should include a combination of horizontal and vertical elements appropriate to the building façade. The ultimate design selected to treat the Washington Drive building edge should complement the aesthetics of other unifying elements as depicted on Sheet 5A of the GDP/SE Plat and the proposed landscaping.
11. Interlocking concrete pavers consistent with the color and pattern recommended in the Baileys Crossroads Streetscape Revitalization Plan, shall be used in all sidewalks where pavers are shown on the GDP/SE Plat, subject to VDOT approval. The Applicant shall enter into a maintenance agreement with VDOT and/or the County for the maintenance of the pavers.
12. Notwithstanding the note on the GDP/SE Plat, the sidewalk along Charles Street from Leesburg Pike to the site entrance shall be constructed of concrete interlocking pavers consistent with those used on Leesburg Pike and Washington Drive.

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The Applicant shall himself be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 6, 2015

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief  
Site Analysis Section, DOT *JR Davis MAD*

SUBJECT: Transportation Impact

REFERENCE: Addendum 2; RZ 2014-MA-011/SE 2014-MA-013;  
Spectrum Development, LLC  
Tax Map: 061-2 ((18)) 0001, 0002, 0003, 0004, and 0005;  
061-2 ((17)) (D) 0001, 0003, 0004, and 0005

This department has reviewed the rezoning plat and draft proffers dated October 1, 2015. Throughout the review of this application, we have been working with the applicant to address our main concerns but have not reached a resolution on key issues. We have concerns about the approval of the application without resolution of these issues.

### 1. A severe angled intersection at Charles Street and Leesburg Pike

The applicant's proposed right-of-way dedication undermines the guidance and recommendation provided in the Fairfax County Comprehensive Plan (Plan), presents a clear safety concern for the traveling public, and places additional financial burden on the public.

The Plan states "...[I]t is intended that the improvement align Charles Street with Glen Forest Drive. The realignment should preclude a severe angled intersection...Any development of these parcels should provide an engineered alignment to Virginia Department of Transportation [VDOT] standards and acceptable to Fairfax County Department of Transportation [FCDOT]. Right-of-way for the engineered alignment should be dedicated to realign Charles Street and possible funding provided toward the construction of this improvement." This recommendation is discussed on page 100 of Baileys Crossroads Community Business Center section of the Plan.

The right-of-way dedication area proposed by the applicant is inadequate and would result in a severely angled realignment of Charles Street with Glen Forest Drive as it approaches Leesburg Pike. The Federal Highway Administration (FHWA) has a policy that states intersecting roadways should have a minimal angle of 75 degrees. The angle of approach that the applicant has provided is 67 degrees. A 67-degree angled approach on Charles Street to Leesburg Pike does not meet VDOT standards and is unacceptable to FCDOT. Moreover, Leesburg Pike is part of the national highway system. Therefore, any engineered design of approaching side streets to Leesburg Pike should be carefully reviewed and analyzed for operation and safety impacts.

Staff has stated our preference that the applicant provide enough dedicated area to achieve an angle of approach to Leesburg Pike as close to 90 degrees as possible. An angled

intersection of 75-80 degrees would be considered, per FHWA guidance. However, the applicant continues to provide right-of-way that accommodates only a 67-degree angled intersection for our review. Based on their preliminary engineering of the intersection, the following safety concerns were identified in our previous memorandum and are reiterated here:

- A severely angled intersection reduces driver visibility of oncoming pedestrians, bicyclists, and vehicles. The potential safety impact is compounded due to heavy vehicular volumes on Leesburg Pike on both weekdays and weekend days.
- The intersection angle may cause drivers to deviate from their intended path when crossing Leesburg Pike, moving into oncoming traffic or the curb line, creating a safety and operational concern.
- The design creates a longer intersection crossing distance for pedestrians and bicyclists. The applicant's traffic count shows at least 100 pedestrians crossing Leesburg Pike during Thursday and Saturday peak hours in December 2014. We can only assume that the pedestrian counts are much higher during the warmer seasons and will continue to grow as Bailey's Crossroads CBC area urbanizes and redevelops.

The applicant's proposal forces an impact to an off-site property in order to correct the angle. This will require the County to acquire a portion of a shopping center across Leesburg Pike from the applicant's property to achieve a better angled intersection. The applicant's proposal disregards the Comprehensive Plan's clear guidance that the improvement is to align Charles Street *with* Glen Forest Drive. Staff estimates that it will cost approximately \$5.5 million in public funds to acquire the off-site land to realign Charles Street with Glen Forest Drive. The applicant has not offered to provide funding toward the construction of this improvement even as they have shifted the impact to an off-site property owner and the County.

Staff also would prefer to see the proposed retaining wall moved outside of the ROW dedication area near the corner of Leesburg Pike and Charles Street.

## 2. Generalized Development Plan (GDP) comments

The October 1<sup>st</sup> revised plans show the proposed entrance on Washington Drive in a location proximate to an existing site entrance. The new entrance location on Washington Drive is approximately 140 feet from Leesburg Pike, which does not meet VDOT's Access Management standard of 225 feet for corner clearance. The applicant will need VDOT's Access Management Waiver approval for the new entrance location prior to site plan approval.

It should also be noted that the applicant does not show standard curb ramps for pedestrian facilities on Leesburg Pike, Charles Street, and Washington Drive. Standard curb ramps on both ends of a crosswalk should be shown on site plans prior to approval of the project. Furthermore, the applicant should construct a standard sidewalk with a 3-ft buffer south of the Charles Street site entrance.

MAD/AY  
cc: Carmen Bishop



# FAIRFAX COUNTY PARK AUTHORITY

## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager  
Park Planning Branch, PDD *AS*

**DATE:** October 5, 2015

**SUBJECT:** RZ 2014-MA-011 / SE 2014-MA-013, Shops at Baileys Crossroads REVISED  
Tax Map Number(s): 61-2 ((18)) 1-5; 61-2 ((17B)) 1, 3-5

### BACKGROUND

This memo replaces comments previously provided by the Park Authority in a memo dated September 14, 2015. The Park Authority staff has reviewed the proposed Development Plan as revised through October 1, 2015, for the above referenced application. The Development Plan reflects the construction of 25,905 square feet of commercial development on a 2.72-acre parcel to be rezoned from the C-2 and R-3 zoning districts to the C-6 with proffers. The property contains an office building and two residential buildings which will all be demolished.

### COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development.

District-wide recommendations for the Bailey's Planning District in the Area I Plan state that it is "essential to create additional park and recreation opportunities when redevelopment occurs. Redevelopment and commercial revitalization will offer the opportunity to provide urban park amenities and to encourage pedestrian-oriented activities in the commercial areas." In addition, area-wide recommendations for the Bailey's Crossroads CBC further describe the importance of providing urban parkland in commercial redevelopments for the benefits of workers and patrons, and nearby residents alike. (Area I, Bailey's Planning District, District- and Area-wide Recommendations, Parks and Recreation, pp. 14, 46-50).

Finally, text from the Bailey's District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include encouraging rezoning applicants in commercial revitalization areas to provide onsite urban parkland to serve new workers, nearby residents, and future growth.

## **ANALYSIS AND RECOMMENDATIONS**

### **Onsite Facilities:**

The Applicant had included the design of a pocket park between the two commercial buildings to reflect Comprehensive Plan guidance. Due to the proximity of the proposed bus shelter, it could be anticipated that some people might utilize seating in the pocket park while waiting for public transportation. Provision of some sort of covering as protection from the weather should be considered.

Proffers reflect the applicant's willingness to provide space for the bus shelter, both in its interim and ultimate locations, as well as to provide additional right-of-way for the implementation of the bike lane/cycle track along Leesburg Pike, which the Park Authority supports. The GDP, however, reflects the location of the bus shelter in the interim location. Improvements are planned, though not currently designed, for Leesburg Pike to enhance vehicular, pedestrian, and cyclist access. One possible design approach includes the possibility of providing a 6' sidewalk and a 6' cycle track, separated from vehicular traffic by a 6' planting strip. There is a potential conflict in pedestrian and bicycle movements in the area of the pocket park and bus shelter. At this time, though, it is not possible to predict the final design of the Leesburg Pike transportation improvements or the proposed bike lane with any certainty. Should the Board of Supervisors decide to approve the rezoning request, the plan could be conditioned that the applicant explore the issue in greater detail at time of site plan and, should site construction commence prior to resolution of the bike lane location, be required to modify the plaza design in the future to accommodate transportation design criteria.

## **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- A development condition should be imposed upon approval of the plan to address coordination of the future bus shelter with the design of the pocket park.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Carmen Bishop

Copy: Cindy Walsh, Director, Resource Management Division  
Carmen Bishop, DPZ Coordinator  
Andrea L. Dorlester, Planner IV, Park Planning Branch  
Chron File  
File Copy